

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Application for a Limited Proceeding to
increase wastewater rates and service
availability charges in Polk County by
NC Real Estate Projects, LLC d/b/a
Grenelefe Utility.

**APPLICATION FOR LIMITED PROCEEDING RATE AND
SERVICE AVAILABILITY INCREASE**

NC Real Estate Projects, LLC d/b/a Grenelefe Utility (Applicant or Utility) by and through
its undersigned attorneys and pursuant to Section 367-0822, Florida Statute, and Rule 25-30.445,
Florida Administrative Code, files this Application for a Limited Proceeding to Increase Wastewater
Service Rates and Service Availability Charges in Polk County and in support thereof states:

1. The name of the utility and its principal place of business:

NC Real Estate Projects, LLC d/b/a Grenelefe Utility
4501 Abbey Court
Haines City, FL 33844
Phone ; (863)422-7511
jason@roninassets.com

2. The name and address of the person authorized to receive notices and
communications in respect to this Application is:

F. Marshall Deterding, Esquire
Sundstrom Law, LLC
2548 Blainstone Pines Drive
Tallahassee, Florida 32301
850-877-6555
mdeterding@sundstrom-law.com

3. Hand delivered in accordance with the requirements of Rule 25-30.445(3) and 25-
30.020(2)(9) as the filing fee for wastewater totaling \$1,750 representing the capacity to serve
slightly more than 2,001 ERCs for wastewater service.

4. The wastewater rates and service availability charges for the Applicant were most recently considered by the Commission and adjusted in Order No. PSC-2026-0054-PAA-WS issued on February 25, 2026 in Docket No. 20250023-WS.

5. The name, address, phone number, federal employment identification number and authorized representative of the Florida limited liability corporation formed on June 24, 2020, which is the Applicant, are as follows:

NC Real Estate Projects, LLC d/b/a Grenelefe Utility
3425 Turnberry Drive
Lakeland, Florida 33803
Phone 407-351-3350
jason@roninassets.com
Frederick Scott House, Managing Member, 100% owner
Controller: Jason Michael Cox
EIN 85-1556856

6. A statement by an officer of the utility that the utility will comply with the noticing requirements of Rule 25-30.446 is attached hereto as **Exhibit A**.

7. The utility's last rate proceeding was in Docket No. 20250023-WS which culminated in PSC Order No. PSC-2026-0054-PAA-WS issued on February 25, 2026.

8. The Applicant does not have a "Walkin" office location locally, so the Utility has arranged to have a copy of the Application available for customer inspection, during the time that the application is pending, at the local Public Library located in Haines City. The address and phone number for the Library is:

Haines City Public Library
111 N 6th St,
Haines City, FL 33844
Library Hours; Monday- Friday 10am- 6pm
Phone: (863) 421-3633

9. In compliance with Rule 25-30.445(4)(a), FAC, the reasons why this limited proceeding is being requested is to recover the costs associated with the rebuilding of its wastewater

treatment plant as required by the Florida Department of Environmental Protection (FDEP) by increases in wastewater rates and in service availability charges.

10. This limited proceeding is being requested in order to recover costs required by a governmental or regulatory agency. Such cost represents “Environmental Compliance Costs” as that term is defined in Section 367.081(2)(a) 2c, Florida Statutes. As such, a copy of the order and permit directing the utility to make the improvements to its wastewater system for which the applicant seeks recovery is attached hereto as **Exhibit B**.

11. The improvements to the wastewater treatment facility also represent a reuse project as that term is defined by Section 403.064, Florida Statutes.

12. An estimate by a professional engineer or other person knowledgeable in the design and construction of wastewater plants to establish the proposed cost of the Applicant’s investment and the period of time required for completion of the construction is attached hereto as **Exhibit C**.

13. Three proposed bids for the Wastewater Treatment Plant improvements are provided as part of **Exhibit C** attached hereto.

14. A schedule that provides the specific rate base components for which the utility seeks recovery and supporting detail for each item requested including: (a) the actual cost or projected costs; (b) the date the item will be projected to be placed into service; (c) any corresponding adjustments that are required as a result of adding or removing requested components from rate base which may include retirement entries (d) any other relevant supporting information are all included as part of **Exhibit D**.

15. A schedule of plant in service, accumulated depreciation, depreciation expense and supporting detail provided by primary account as defined by the NARUC system of accounts is attached hereto as **Exhibit D**.

16. A calculation of weighted costs of capital for the most recent 12 month period using the midpoint of the range of the last authorized return on equity, the current embedded costs of fixed rate capital, the actual cost of short term debt, the actual cost of variable cost debt, and the actual cost of other sources of capital which were used in the last proceeding of the utility is attached as part of **Exhibit D**.

17. The utility is requesting recovery of additional operating expenses related to the required improvements to its wastewater treatment systems: a detailed description, total cost by primary NARUC accounts, supporting documentation and calculations and allocations is included as part of **Exhibit D**. An analysis and estimate of such costs by the utility's consulting engineer which forms the basis for such proposed additional expenses is included as **Exhibit E**.

18. The utility is not aware of any items which will create cost savings or revenue impacts from the implementation of the requested recovery items other than those which may be outlined in **Exhibit D**.

19. The utility is requesting a modification of the methodology utilized by the Commission staff in calculating proposed interim service availability charges in the utility's most recent rate case. The utility believes that the methodology for determining such service availability charges within that recent interim rate order is incorrect and in violation of the clear intent of the provisions of the Commission's Rule 25-30.580, FAC. Failure to correct this methodology will result in excessive costs to be borne the general body of rate payers in the long run. A description of the appropriate methodology and the reasons why it should be utilized is attached hereto as **Exhibit F**. Calculations supporting the utility's position in this regard is attached hereto as part of **Exhibit D**.

20. The calculation of the proposed revenue increases and proposed service availability charges increase for wastewater including regulatory assessment fees is attached as part of **Exhibit D**.

21. Annualized revenues for the most recent 12 months period using the rates in effect at the time utility filed this application for limited proceeding and a schedule reflecting the calculation by customer class and meter size is attached as part of **Exhibit D**.

22. A schedule of the current and proposed rates and service availability charges for all classes of customers is attached as part of **Exhibit D**.

23. Schedules for the most recent 12 month period showing that without increased rates the utility will earn below its authorized rate of return in accordance with Section 367.082, Florida Statutes, are attached as part of **Exhibit D**.

24. No proposal is being made for a change in proposed rate structure..

25. The utility filing includes only one new capital cost and three adjustments to expense accounts for which recovery is sought.

26. The requested rate increase for wastewater service exceeds 30%. However, the utility must obtain recovery for these costs as required under Section 367.081(2)(a)2c, Florida Statutes, for environmental compliance costs. The Commission has previously reviewed the underlying requirements for the rebuilding of its wastewater treatment plant and it is clear that the utility must undertake improvements and, therefore, must obtain recovery for the related costs. The only alternative available to the utility is to file a General Request for Rate Relief at a substantially higher cost than moving forward with the limited proceeding on issues of such narrow scope. Therefore, the utility requests the Commission grant a waiver of the provisions of Rule 25-30.445(6)(b) so as to allow this application to proceed under the Limited Proceeding Rule.

27. The utility's most recent rate filing was completed in March of 2026.

28. This limited proceeding is not filed as a result of an elimination of either its water or wastewater treatment process.

29. The utility's rate base has not declined and, in fact, has grown substantially in recent years and will continue to grow as a result of required improvements either because of replacement of facilities or FDEP specific requirements. The recovery requested by the utility will not be offset by customer growth other than potentially through the approval of substantial increases in service availability charges as proposed by the utility and as discussed in the attached **Exhibits D** and **F**.

30. The utility anticipates that it may be able to minimize rate impacts of the substantial investment in wastewater treatment plant requested for recovery in this limited proceeding in the long term, if the Commission grants a more appropriate service availability charge at or above the level outlined in **Exhibits D** and **F** of the application.

31. The utility is requesting this limited proceeding in order to recover costs specifically denied consideration in the utility's recently completed staff assisted rate case, as processed by the Commission in Docket No. 20250023-WS. Specifically, within that Order, certain major capital additions to wastewater plant were denied consideration in determining both rates and service availability charges for the utility. In doing so, the Commission cited a need for more detailed information on those specific projects.

This case is filed in order to obtain consideration in rates and service availability charges of the FDEP required reconstruction of the utility's wastewater treatment facilities. The current time schedule under the utility's permit and an order of the FDEP calls for the utility to place the new wastewater treatment plant in service by the first quarter of 2026 according to the Utility's Consulting Engineer and as outlined in his letter attached as part of **Exhibit C**. As such, rate relief and service availability charge increases in order to help finance the cost of this new project are crucial to the utility maintaining compliance with FDEP requirements in a timely manner.

32. A copy of a proposed notice to be provided to the chief executive officer of the governing body of each municipality and county within the service area included in the rate request, stating that the utility has applied for a limited proceeding rating increase is attached hereto as **Exhibit H**. That notice clearly identifies the Commission assigned Docket number and includes a statement that a copy of the application and minimum filing requirements as set forth in Rule 25–30.445, FAC, can be accessed on the Commission’s website.

33. The utility will publish a copy of the notice attached hereto **Exhibit I** in a newspaper of general circulation in the service area immediately after approval of such notice.

34. An initial customer notice will be provided within 50 days of the official day of filing to all customers within the service area, including in the rate request and to all persons who have filed a written request for service or who have been provided a written estimate for service within 12 calendar months prior to the month this petition is filed. That initial customer notice includes the requirements as outlined in paragraph 25–30.446(4)(b), FAC. That draft notice is attached hereto as **Exhibit J**. The Application requests that the draft notice be approved by the Commission Staff as quickly as possible so that it may be distributed in advance of the 50 day requirement.

35. Proof of providing a publication notice and initial customer notice as required by rule 25–30.446(2)(3)(4) will be provided as late-file **Exhibit G** after approval of the related notices and their distribution.

WHEREFORE, Applicant requests that Florida Public Service Commission accept jurisdiction of this request for a limited proceeding increase in rates and service availability charges for wastewater service provided by NC Real Estate Projects, LLC d/b/a Grenelefe Utility in Polk County, Florida, and do to the following:

- (a) Grant the waiver of the provision of Rule 25-30.445(6)(b), FAC
- (b) Grant the rates and charges as outlined in **Exhibit D** hereof.

- (c) Provide such other and further relief as is fair, just and equitable.

Respectfully submitted on this 1st day
of June, 2026, by:

SUNDSTROM LAW, LLC
2548 Blairstone Pines Drive
Tallahassee, FL 32301
(850) 877-6555

By: 

F. MARSHALL DETERDING
Of Counsel

EXHIBITS

- A: Statement that the Utility will comply with noticing requirements
- B: Order and Permit
- C: Engineers Letter, Original Estimate and 3 Bids
- D: Detailed Accounting Schedules
- E: Analysis and estimate of new Operating Costs by Consulting Engineer
- F: Discussion and Proposal for Service Availability Charge Methodology
- G: Proof of Publishing and Customer Noticing (late-filed)
- H: Proposed Notice to City and County
- I: Proposed Newspaper Notice
- J: Draft Customer Notice

EXHIBIT A

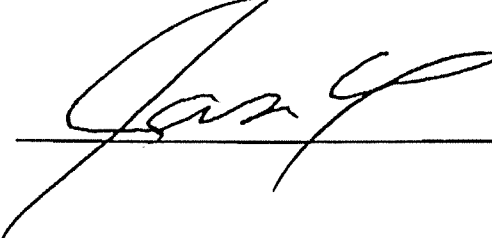
**Statement that the Utility will comply
with Noticing Requirements**

AFFIDAVIT

STATE OF ~~FLORIDA~~ North Carolina
COUNTY OF Mecklenburg

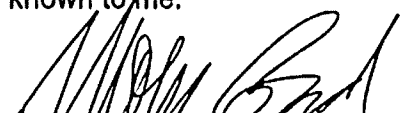
BEFORE ME, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared Jason Cox , on behalf of NC Real Estate Projects, LLC d/b/a Grenelefe Utility, who, after being duly sworn on oath, did depose on oath and say that in accordance with the requirements of Rule 25-30.446, FAC, I am filing this statement to attest that NC Real Estate Projects, LLC d/b/a Grenelefe Utility will comply with the noticing requirements of the above-referenced Rule.

FURTHER AFFIANT SAYETH NAUGHT.



Jason Cox

Sworn and subscribed to before me this 19 day of June, 2026,
by Jason Cox on behalf of the Utility, who is personally
known to me.



NOTARY PUBLIC
Print Name: Morgan Bernard
My Commission Expires: 2/10/2030

MORGAN BERNARD Notary Public, North Carolina Rowan County My Commission Expires February 10, 2030

EXHIBIT B

Order and Permit



FLORIDA DEPARTMENT OF Environmental Protection

Southwest District
13051 N Telecom Pkwy, Suite 101
Temple Terrace, Florida 33637-0926

Exhibit B

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

March 20, 2026

RESPONSIBLE OFFICIAL:

Grenelefe Resort WWTF
Frederick House
3425 Turnberry Dr
Lakeland, Florida 33803
Scott@roninassets.com

Re: Department-Initiated Minor Revision
File Number FLA013016-012-DWF/MM
Polk County
Grenelefe Resort WWTF

Dear Mr. House:

In accordance with Rule 62-620.325(2), Florida Administrative Code (F.A.C.), the Department completed a minor revision of the permit conditions of the above-referenced domestic wastewater treatment facility permit, FLA013046, which expires on November 15, 2027.

The permit was revised to include updated monitoring in accordance with the 2025 Lake Okeechobee Basin Management Action Plan (BMAP). Total Nitrogen (TN) and Total Phosphorous (TP) parameter limits were included, per the BMAP, as they correlate to the facility's phased increases of the permitted treatment capacity. A copy of the updated Discharge Monitoring Report (DMR) is attached. The original permit issuance date, expiration date and administrative order remain unchanged.

If you have any questions, you may contact Noah Cummings at (813) 470-5777 or via email at noah.cummings@FloridaDEP.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannon Herbon", is written over a horizontal line.

Shannon Herbon
Program Administrator
Permitting & Waste Cleanup Program
Southwest District

Enclosures:

1. Permit FLA013016-012
2. Revised DMR
3. Copy of Administrative Order AO-037SWD22

Grenelefe Resort WWTF
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Cc:

Jason Cox, NC Real Estate Projects, jason@roninassets.com

Erica Peck, DEP SWD, erica.peck@floridadep.gov

Emily Larson, DEP SWD, emily.larson@floridadep.gov

Gerald "JJ" Loesch, DEP SWD, gerald.loesch@floridadep.gov

Noah Cummings, DEP SWD, noah.cummings@floridadep.gov



FLORIDA DEPARTMENT OF Environmental Protection

Southwest District
13051 N Telecom Pkwy, Suite 101
Temple Terrace, Florida 33637-926

Exhibit B

Ron DeSantis
Governor

Jay Collins
Lt. Governor

Alexis A. Lambert
Secretary

STATE OF FLORIDA DOMESTIC WASTEWATER FACILITY PERMIT

PERMITTEE:
NC Real Estate Projects, LLC

RESPONSIBLE OFFICIAL:
Frederick Scott House, Managing Member
3425 Turnberry Dr
Lakeland, FL 33803
(954) 849-7284
scott@roninassets.com

PERMIT NUMBER: FLA013016
FILE NUMBER: FLA013016-009-DW2/NR
ISSUANCE DATE: November 16, 2022
FILE NUMBER: **FLA013016-012-DWF/MM**
REVISION DATE: March 20, 2026
EXPIRATION DATE: November 15, 2027

FACILITY:
Grenelefe Resort WWTF
4501 Abbey Court
Haines City, FL 33844-9720
Polk County
Latitude: 28°3' 45" N Longitude: 81°32' 42" W

This permit is issued under the provisions of Chapter 403, Florida Statutes (F.S.), and applicable rules of the Florida Administrative Code (F.A.C.). This permit does not constitute authorization to discharge wastewater other than as expressly stated in this permit. This permit is accompanied by an Administrative Order, pursuant to paragraphs 403.088(2)(e) and (f), Florida Statutes. Compliance with Administrative Order, AO-037SWD22, is a specific requirement of this permit. The above-named permittee is hereby authorized to operate the facilities in accordance with the documents attached hereto and specifically described as follows:

WASTEWATER TREATMENT:

An existing 0.680 million gallons per day (MGD) Three-Month Rolling Average Daily Flow (3MRADF), Type I, extended aeration domestic wastewater facility, **limited to operate at 0.340 MGD 3MRADF Type II, as long as R-001 is the only effluent disposal system.** The treatment plant consisting of: ten aeration basins of 682,187 gallons total volume, four clarifiers of 113,312 gallons total volume and 1,637 square feet of total surface area, seven deep bed automatic backwash filters of 448 square feet designated to handle 472 gallons per minute (GPM), three pre-filter chlorine contact chambers of 21,654 gallons total volume, one post chlorine contact chamber of 19,947 gallons, one effluent pump wet well of 9,973 gallons, and three digesters of 54,442 gallons total volume. This plant is operated to provide secondary treatment with basic disinfection.

Modifications:

Phase 1 Modifications

Replacement of headworks screen, upgrade out of service aeration tank to 45,970-gallon flow equalization tank.

Phase 2 Modifications

Phase 2 modifications will be completed to increase permitted capacity to 0.495 MGD. The phase 2 digester tank will be converted into a grit removal compartment with 9,248 gallons capacity. Phase 1 diffused aeration chamber will be converted into raw wastewater flow equalization chamber with 45,970 gallons capacity. A phase 1 mechanical aeration tank, phase 1 digester, phase 1 settling tank, and a phase 1 chlorine contact chamber will be converted into decant flow equalization unit with 95,930 gallons total. Conversion of one phase 3 mechanical aeration zone, one diffused aeration zone, and consolidation with the existing sludge digester to provide 164,465 gallons in total sludge digestion volume. Construction of 3 sequencing batch

PERMITTEE: NC Real Estate Projects, LLC
 FACILITY: Grenelefe Resort WWTF

PERMIT NUMBER: FLA013016-012-DWF/MM

reactors (SBRs) each with a volume of 250,000 gallons totaling 750,000 gallons. Expansion, modification, and consolidation of the 4 existing RIBs, into two RIBs designated the North and South RIBs.

Phase 3 Modifications

Construction of 3 additional 250,000 SBR chambers totaling 750,000 gallons. Conversion of one phase 1 aeration chamber to a decant equalization, total decant equalization volume will be 147,980 gallons. Conversion of two phase 2 aeration tanks to raw wastewater flow equalization, totaling 196,040 FEQ unit process capacity. Conversion of two phase 3 aeration chambers to sludge digestion, providing a total sludge digestion capacity of 410,529 gallons. Demolition of phase 3 sand filters and mudwell. Conversion of existing phase 3 25,000-gallon filter clearwell into a chlorine contact tank. Construction of three denitrification filters of 150 square feet each.

After Modifications

An existing 1 million gallons per day (MGD) Three-Month Rolling Average Daily Flow (3MRADF), Type I, extended aeration domestic wastewater facility, **limited to operate at 0.495 MGD 3MRADF Type II, until the effluent disposal capacity is increased.** The treatment plant consisting of: seven deep bed automatic backwash filters of 448 square feet designated to handle 472 gallons per minute (GPM), two chlorine contact chambers totaling 44,947 gallons total volume, one effluent pump wet well of 9,973 gallons, six sequencing batch reactors (SBRs) totaling 1,500,000 gallons total volume, four decant flow equalization units totaling 147,980 gallons total volume, two flow equalization tanks totaling 196,040 gallons flow equalization capacity, three denitrification filters at 450 square feet total, and five digesters of 410,529 gallons total volume. This plant is operated to provide secondary treatment with basic disinfection.

REUSE OR DISPOSAL:

Land Application R-001: An existing 0.340 MGD annual average daily flow (AADF) permitted capacity rapid infiltration basin (RIB) system. R-001 is a reuse system which consists of a four-cell RIB of 100,188 square feet of bottom surface area. R-001 is located approximately at latitude 28°3' 45" N, longitude 81°32' 42" W.

Modifications to Reuse

Expansion, modification, and consolidation of the 4 existing RIBs, into two RIBs designated the North and South RIBs totaling 0.495 MGD annual average daily flow permitted capacity.

After Modification

Land Application R-001: An existing 0.495 MGD annual average daily flow (AADF) permitted capacity rapid infiltration basin (RIB) system. R-001 is a reuse system which consists of a two-cell RIB of 216,188 square feet of bottom surface area. R-001 is located approximately at latitude 28°3' 45" N, longitude 81°32' 42" W.

IN ACCORDANCE WITH: The limitations, monitoring requirements, and other conditions set forth in this cover sheet and Part I through Part IX on pages 1 through 2121 of this permit.

I. RECLAIMED WATER AND EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS

A. Reuse and Land Application Systems

- During the compliance schedule period granted by the administrative order AO-037SWD22 following permit issuance and lasting until 3 months following the completion of modifications in this permit, the permittee is authorized to direct reclaimed water to Reuse System R-001. Such reclaimed water shall be limited and monitored by the permittee as specified below and reported in accordance with Permit Condition I.B.7.:

Parameter	Units	Max. /Min	Reclaimed Water Limitations		Monitoring Requirements			Notes
			Limit	Statistical Basis	Frequency of Analysis	Sample Type	Monitoring Site Number	
Flow (Before Phase 2 Modifications)	MGD	Max Max	0.340 Report	Annual Average Monthly Average	5 Days/Week	Flow Meter	FLW-01	See I.A.3
Flow (After Phase 2 Modifications)	MGD	Max	0.495	Annual Average	5 Days/Week	Flow Meter	FLW-01	See I.A.3
Flow (After Phase 3 Modifications)	MGD	Max	1.00	Annual Average	5 Days/Week	Flow Meter	FLW-01	See I.A.3
BOD, Carbonaceous 5 day, 20C	mg/L	Max Max	20.0 30.0	Annual Average Monthly Average	Every 2 weeks	Calculated	EFA-01	
BOD, Carbonaceous 5 day, 20C	mg/L	Max	60.0	Single Sample	Every 2 weeks	Grab	EFA-01	
Solids, Total Suspended	mg/L	Max Max	20.0 30.0	Annual Average Monthly Average	Every 2 weeks	Calculated	EFA-01	
Solids, Total Suspended	mg/L	Max	60.0	Single Sample	Every 2 weeks	Grab	EFA-01	
Coliform, Fecal	#/100m L	Max	200	Annual Average	Every 2 weeks	Calculated	EFA-01	
Coliform, Fecal	#/100m L	Max	800	Single Sample	Every 2 weeks	Grab	EFA-01	
pH	s.u.	Min Max	6.0 8.5	Single Sample Single Sample	5 Days/Week	Meter	EFA-01	
Chlorine, Total Residual (For Disinfection)	mg/L	Min	0.5	Single Sample	5 Days/Week	Meter	EFA-01	See I.A.4
Nitrogen, Nitrate, Total (as N)	mg/L	Max	12.0	Single Sample	Every 2 weeks	8-hr FPC	EFA-01	
Nitrogen, Nitrate, Total (as N)*	mg/L	Max	Report	Single Sample	Every 2 weeks	8-hr FPC	EFA-01	
Nitrogen, Total (Interim)	mg/L	Max	Report	Annual Average	Monthly	Calculated	EFA-01	See I.A.7
Nitrogen, Total (After Phase 2 Modifications)	mg/L	Max	10	Annual Average	Monthly	Calculated	EFA-01	See I.A.7
Nitrogen, Total (After Phase 3 Modifications)	mg/L	Max	6	Annual Average	Monthly	Calculated	EFA-01	See I.A.7.
Nitrogen, Total	mg/L	Max	Report	Single Sample	Monthly	8-hour FPC	EFA-01	See I.A.7.
Phosphorus, Total (as P) (Interim)	mg/L	Max	Report	Annual Average	Monthly	Calculated	EFA-01	See I.A.6 & I.A.7.
Phosphorus, Total (as P) (After Phase 2 Modifications)	mg/L	Max	6	Annual Average	Monthly	Calculated	EFA-01	See I.A.6 & I.A.7.

PERMITTEE: NC Real Estate Projects, LLC
 FACILITY: Grenelefe Resort WWTF

PERMIT NUMBER: FLA013016-012-DWF/MM

Parameter	Units	Max. /Min	Reclaimed Water Limitations		Monitoring Requirements			Notes
			Limit	Statistical Basis	Frequency of Analysis	Sample Type	Monitoring Site Number	
Phosphorus, Total (as P) (After Phase 3 Modifications)	mg/L	Max	3	Annual Average	Monthly	Calculated	EFA-01	See I.A.6 & I.A.7
Phosphorus, Total (as P)	mg/L	Max	Report	Single Sample	Monthly	8-hour FPC	EFA-01	See I.A.6 & I.A.7

*Total Nitrogen, Nitrate will change to a 'Report Only' parameter once the final limit for Total Nitrogen becomes effective.

- Reclaimed water samples shall be taken at the monitoring site locations listed in Permit Condition I.A.1. and as described below:

Monitoring Site Number	Description of Monitoring Site
FLW-01	Flow meter prior to discharge to R-001.
EFA-01	Effluent sampling point after treatment and prior to Reuse system R-001.

- A recording flow meter with totalizer shall be utilized to measure flow and calibrated at least once every 12 months. [62-600.200(25)]
- The effluent limitation for the monthly geometric mean for fecal coliform is only applicable if 10 or more values are reported. If fewer than 10 values are reported, the monthly geometric mean shall be calculated and reported on the Discharge Monitoring Report to be used to calculate the annual average. All other fecal coliform effluent limitations included in permit condition I.A.1 apply regardless of the number of values reported. [62-600.440(5)(b)]
- To report the "90th percentile,"
 - Place the bacteria results in ascending order (from lowest to highest value) and assign each sample a number, 1 for the lowest value.
 - Multiply the total number of samples by 0.9 to determine the 90th percentile level.
 - Report the value of the sample that corresponds to the 90th percentile level (e.g., 10 samples x 0.9 = 9, report the value of the 9th sample). If the 90th percentile level is not a whole number, rounding or interpolation should be used to determine the 90th percentile. When rounding, round down to the nearest whole number if the decimal is 0.4 or lower and round up to the nearest whole number if the decimal is 0.5 or higher (e.g., 12 samples x 0.9 = 10.8, report the value of the 11th sample if rounding).

[62-600.440(5)(a)3]
- Total residual chlorine must be maintained for a minimum contact time of 15 minutes based on peak hourly flow. [62-610.510][62-600.440(5)(c) and (6)(b)]

- The Department approved the Lake Okeechobee Springs Basin Management Action Plan (BMAP) and it became effective in June 27, 2025. In accordance with the BMAP for this facility, a reduction of Total Nitrogen (TN) to less than 10.0 Milligrams Per Liter (mg/L) is required and a reduction of Total Phosphorus (TP) to less than 6.0 (mg/L) is required. **After Phase 3 Modifications** to increase the permitted treatment capacity greater than 0.5 MGD, a reduction of Total Nitrogen (TN) to less than 6.0 Milligrams Per Liter (mg/L) is required and a reduction of Total Phosphorus (TP) to less than 3.0 (mg/L) is required [62-600.650(3), F.A.C.].

B. Other Limitations and Monitoring and Reporting Requirements

- During the period beginning on the effective date and lasting through the expiration date of this permit, the treatment facility shall be limited and monitored by the permittee as specified below and reported in accordance with condition I.B.7.:

Parameter	Units	Max./Min	Limitations		Monitoring Requirements			Notes
			Limit	Statistical Basis	Frequency of Analysis	Sample Type	Monitoring Site Number	
Flow	MGD	Max	0.340 Report	3MRADF	5 Days/Week	Flow Meter	FLW-01	See I.B.4
Flow (After Phase 2 Modifications)	MGD	Max	0.495 Report	3MRADF	5 Days/Week	Flow Meter	FLW-01	See I.B.4
Flow (After Phase 3 Modifications)	MGD	Max	1.00 Report	3MRADF	5 Days/Week	Flow Meter	FLW-01	See I.B.4
Percent Capacity, (TMADF/Permitted Capacity) x 100	percent	Max	Report	Monthly Average	Monthly	Calculated	FLW-01	
BOD, Carbonaceous 5 day, 20C (Influent)	mg/L	Max	Report	Single Sample	Monthly	8-hr FPC	INF-01	See I.B.3
Solids, Total Suspended (Influent)	mg/L	Max	Report	Single Sample	Monthly	8-hr FPC	INF-01	See I.B.3

- Samples shall be taken at the monitoring site locations listed in Permit Condition I.B.1. and as described below:

Monitoring Site Number	Description of Monitoring Site
FLW-01	Flow meter prior to discharge to R-001.
INF-01	Influent sampling point prior to treatment and ahead of the return activated sludge line.

- Influent samples shall be collected so that they do not contain digester supernatant or return activated sludge, or any other plant process recycled waters. [62-600.660(4)(a)]
- A recording flow meter with totalizer shall be utilized to measure flow and calibrated at least once every 12 months. [62-600.200(25)]
- The sample collection, analytical test methods, and method detection limits (MDLs) applicable to this permit shall be conducted using a sufficiently sensitive method to ensure compliance with applicable water quality standards and effluent limitations and shall be in accordance with Rule 62-4.246, Chapters 62-160 and 62-600, F.A.C., and 40 CFR 136, as appropriate. The list of Department established analytical methods, and corresponding MDLs (method detection limits) and PQLs (practical quantitation limits), which is titled "FAC 62-4 MDL/PQL Table (November 10, 2020)" is available at <https://floridadep.gov/dear/quality-assurance/content/quality-assurance-resources>. The MDLs and PQLs as described in this list shall constitute the minimum acceptable MDL/PQL values and the Department shall not accept results for which the laboratory's MDLs or PQLs are greater than those described above unless alternate MDLs and/or PQLs have been specifically approved by the Department for this permit. Any method included in the list may be used for reporting as long as it meets the following requirements:
 - The laboratory's reported MDL and PQL values for the particular method must be equal or less than the corresponding method values specified in the Department's approved MDL and PQL list;
 - The laboratory reported MDL for the specific parameter is less than or equal to the permit limit or the applicable water quality criteria, if any, stated in Chapter 62-302, F.A.C. Parameters that are listed as "report only" in the permit shall use methods that provide an MDL, which is equal to or less than the applicable water quality criteria stated in 62-302, F.A.C.; and

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- c. If the MDLs for all methods available in the approved list are above the stated permit limit or applicable water quality criteria for that parameter, then the method with the lowest stated MDL shall be used.

When the analytical results are below method detection or practical quantitation limits, the permittee shall report the actual laboratory MDL and/or PQL values for the analyses that were performed following the instructions on the applicable discharge monitoring report.

Where necessary, the permittee may request approval of alternate methods or for alternative MDLs or PQLs for any approved analytical method. Approval of alternate laboratory MDLs or PQLs are not necessary if the laboratory reported MDLs and PQLs are less than or equal to the permit limit or the applicable water quality criteria, if any, stated in Chapter 62-302, F.A.C. Approval of an analytical method not included in the above-referenced list is not necessary if the analytical method is approved in accordance with 40 CFR 136 or deemed acceptable by the Department. [62-4.246, 62-160]

6. The permittee shall provide safe access points for obtaining representative samples which are required by this permit. [62-600.650(2)]
7. Monitoring requirements under this permit are effective on the first day of the second month following the effective date of the permit. Until such time, the permittee shall continue to monitor and report in accordance with previously effective permit requirements, if any. During the period of operation authorized by this permit, the permittee shall complete and submit to the Department Discharge Monitoring Reports (DMRs) in accordance with the frequencies specified by the REPORT type (i.e. monthly, quarterly, semiannual, annual, etc.) indicated on the DMR forms attached to this permit. Unless specified otherwise in this permit, monitoring results for each monitoring period shall be submitted in accordance with the associated DMR due dates below. DMRs shall be submitted for each required monitoring period including periods of no discharge.

REPORT Type on DMR	Monitoring Period	Submit by
Monthly	first day of month - last day of month	28 th day of following month
Once Every Two Months	January 1 - February 28/29 March 1 - April 30 May 1 - June 30 July 1 - August 31 September 1 - October 31 November 1 - December 31	March 28 May 28 July 28 September 28 November 28 January 28
Quarterly	January 1 - March 31 April 1 - June 30 July 1 - September 30 October 1 - December 31	April 28 July 28 October 28 January 28
Semiannual	January 1 - June 30 July 1 - December 31	July 28 January 28
Annual	January 1 - December 31	January 28

The permittee may submit either paper or electronic DMR forms. If submitting electronic DMR forms, the permittee shall use the electronic DMR system approved by the Department (EzDMR) and shall electronically submit the completed DMR forms using the DEP Business Portal at <https://www.fldepportal.com/go/>. Reports shall be submitted to the Department by the twenty-eighth (28th) of the month following the month of operation. Data submitted in electronic format is equivalent to data submitted on signed and certified paper DMR forms.

If submitting paper DMR forms, the permittee shall make copies of the attached DMR forms, without altering the original format or content unless approved by the Department, and shall mail the completed DMR forms to the Department's Southwest District Office at the address specified in Permit Condition I.B.11. by the twenty-eighth (28th) of the month following the month of operation.

[62-620.610(18)][62-600.680(1)]

8. During the period of operation authorized by this permit, reclaimed water or effluent shall be monitored annually for the primary and secondary drinking water standards contained in Chapter 62-550, F.A.C., and the Revised Total Coliform Rule contained in Rule 62-550.830, F.A.C., (except for asbestos, color, odor, and residual

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disinfectants). These monitoring results shall be reported to the Department annually on the DMR. During years when a permit is not renewed, a certification stating that no new non-domestic wastewater dischargers have been added to the collection system since the last reclaimed water or effluent analysis was conducted may be submitted with the signed DMR in lieu of performing the analysis. When such a certification is submitted with the DMR, monitoring not required this period should be noted on the DMR. The annual reclaimed water or effluent analysis report, and certification if applicable, shall be completed and submitted in a timely manner so as to be received by the Department at the address identified on the DMR by January 28 of each year. Approved analytical methods identified in Rule 62-620.100(3)(j), F.A.C., shall be used for the analysis. If no method is included for a parameter, methods specified in Chapter 62-550, F.A.C., shall be used. *[62-600.660(2) and (3)(d)][62-600.680(2)][62-610.300(3)]*

9. The permittee shall submit DEP Form 62-610.300(3)(a)2., Annual Reuse Report, using DEP Form 62-610.300(4)(a)2. on or before January 1 of each year. to the Department and the appropriate water management district on or before January 1 of each year. The form shall be submitted electronically to the Department using the Online Business Portal (<https://www.fldepportal.com/DepPortal/go/home>) *[62-610.870(3)(a)]*
10. The permittee of a publicly-owned facility shall submit an annual report regarding transactions or allocations of costs and expenditures on pollution mitigation among the utility's permitted wastewater systems, including the prevention of sanitary sewer overflows, collection and transmission system pipe leakages, and inflow and infiltration. This report may be combined with the annual report for the facility's collection system action plan required by Rule 62-600.705, F.A.C. The report shall be electronically submitted to the Department's Southwest District Office no later than June 30 of each calendar year. *[62-600.700(4)]*
11. The permittee shall submit an annual report summarizing the implementation of the facility's collection system action plan required by paragraph 62-600.704(2)(b), F.A.C. The report shall be electronically submitted to the Department's Southwest District Office no later than June 30 of each calendar year. *[62-600.705(2)]*
12. The permittee shall submit the following with any application for permit renewal or substantial permit revision:
 - a. a copy of the facility's up-to-date power outage contingency plan required by subsection 62-600.705(1), F.A.C., for mitigating impacts to the facility's collection systems and pump stations; and,
 - b. an electronic summary of the facility's up-to-date collection system action plan required by paragraph 62-600.705(2)(a), F.A.C.

[62-600.705(1) and (2)]

13. Unless specified otherwise in this permit, all reports and other information required by this permit, including 24-hour notifications, shall be submitted to or reported to, as appropriate, the Department's Southwest District Office at the address specified below:

Florida Department of Environmental Protection
 Southwest District
 13051 N Telecom Pkwy, Suite 101
 Temple Terrace, Florida 33637-926

Phone Number - (813) 470-5700
swd_dw@floridadep.gov

[62-620.305]

14. All reports and other information shall be signed in accordance with the requirements of Rule 62-620.305, F.A.C. *[62-620.305]*

II. BIOSOLIDS MANAGEMENT REQUIREMENTS

A. Basic Requirements

1. Biosolids generated by this facility may be transferred to BTF or disposed of in a Class I solid waste landfill. Transferring biosolids to an alternative biosolids treatment facility does not require a permit modification. However, use of an alternative biosolids treatment facility requires submittal of a copy of the agreement pursuant to Rule 62-640.880(1)(c), F.A.C., along with a written notification to the Department at least 30 days before transport of the biosolids. [62-620.320(6), 62-640.880(1)]
2. The permittee shall monitor and keep records of the quantities of biosolids generated, received from source facilities, treated, distributed and marketed, land applied, used as a biofuel or for bioenergy, transferred to another facility, or landfilled. These records shall be kept for a minimum of five years. [62-640.650(4)(a)]
3. Biosolids quantities shall be monitored by the permittee as specified below. Results shall be reported on the permittee's Discharge Monitoring Report for Monitoring Group RMP-Q in accordance with Condition I.B.7.

Parameter	Units	Max. /Min	Biosolids Limitation		Monitoring Requirements			Notes
			Limit	Statistical Basis	Frequency of Analysis	Sample Type	Monitoring Site Number	
Biosolids Quantity (Transferred)	dry tons	Max	Report	Monthly Total	Monthly	Calculated	RMP-1	
Biosolids Quantity (Landfilled)	dry tons	Max	Report	Monthly Total	Monthly	Calculated	RMP-2	

[62-640.650(5)(a)1]

4. Biosolids quantities shall be calculated as listed in Permit Condition II.A.3 and as described below:

Monitoring Site Number	Description of Monitoring Site Calculations
RMP-1	Biosolids quantity (Transferred)
RMP-2	Biosolids quantity (Landfilled)

5. The treatment, management, transportation, use, land application, or disposal of biosolids shall not cause a violation of the odor prohibition in subsection 62-296.320(2), F.A.C. [62-640.400(6)]
6. Storage of biosolids or other solids at this facility shall be in accordance with the Facility Biosolids Storage Plan. [62-640.300(4)]
7. Biosolids shall not be spilled from or tracked off the treatment facility site by the hauling vehicle. [62-640.400(9)]

B. Disposal

1. Disposal of biosolids, septage, and "other solids" in a solid waste disposal facility, or disposal by placement on land for purposes other than soil conditioning or fertilization, such as at a monofill, surface impoundment, waste pile, or dedicated site, shall be in accordance with Chapter 62-701, F.A.C. [62-640.100(6)(b) & (c)]

C. Transfer

1. The permittee shall not be held responsible for treatment and management violations that occur after its biosolids have been accepted by a permitted biosolids treatment facility with which the source facility has an agreement in

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accordance with subsection 62-640.880(1)(c), F.A.C., for further treatment, management, or disposal. [62-640.880(1)(b)]

2. The permittee shall keep hauling records to track the transport of biosolids between the facilities. The hauling records shall contain the following information:

Source Facility	Biosolids Treatment Facility or Treatment Facility
1. Date and time shipped	1. Date and time received
2. Amount of biosolids shipped	2. Amount of biosolids received
3. Degree of treatment (if applicable)	3. Name and ID number of source facility
4. Name and ID Number of treatment facility	4. Signature of hauler
5. Signature of responsible party at source facility	5. Signature of responsible party at treatment facility
6. Signature of hauler and name of hauling firm	

A copy of the source facility hauling records for each shipment shall be provided upon delivery of the biosolids to the biosolids treatment facility or treatment facility. The treatment facility permittee shall report to the Department within 24 hours of discovery any discrepancy in the quantity of biosolids leaving the source facility and arriving at the biosolids treatment facility or treatment facility.

[62-640.880(4)]

D. Receipt

1. If the permittee intends to accept biosolids from other facilities, a permit revision is required pursuant to paragraph 62-640.880(2)(d), F.A.C. [62-640.880(2)(d)]

III. GROUND WATER REQUIREMENTS

A. Construction Requirements

1. The permittee shall give at least 72-hour notice to the Department's Southwest District Office, prior to the installation of any monitoring wells. [62-520.600(6)(h)]
2. Before construction of new ground water monitoring wells, a soil boring shall be made at each new monitoring well location to properly determine monitoring well specifications such as well depth, screen interval, screen slot, and filter pack. [62-520.600(6)(g)]
3. Within 30 days after installation of a monitoring well, the permittee shall submit to the Department's Southwest District Office well completion reports and soil boring/lithologic logs on the attached DEP Form(s) 62-520.900(3), Monitoring Well Completion Report. [62-520.600(6)(j) and .900(3)]
4. All piezometers and monitoring wells not part of the approved ground water monitoring plan shall be plugged and abandoned in accordance with Rule 62-532.500(5), F.A.C., unless future use is intended. [62-532.500(5)]

B. Operational Requirements

1. For the Part IV land application system(s), all ground water quality criteria specified in Chapter 62-520, F.A.C., shall be met at the edge of the zone of discharge. The zone of discharge for Land Application Site R-001 shall extend horizontally 100 feet from the application site and vertically to the base of the shallow water table aquifer. [62-520.200(27)] [62-520.465]
2. The ground water minimum criteria specified in Rule 62-520.400 F.A.C., shall be met within the zone of discharge. [62-520.400 and 62-520.420(4)]

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3. If the concentration for any constituent listed in Permit Condition III.B.6. in the natural background quality of the ground water is greater than the stated maximum, or in the case of pH is also less than the minimum, the representative background quality shall be the prevailing standard. [62-520.420(2)]
4. During the period of operation authorized by this permit, the permittee shall continue to sample ground water at the monitoring wells identified in Permit Condition III.B.5., below in accordance with this permit and the approved ground water monitoring plan prepared in accordance with Rule 62-520.600, F.A.C. [62-520.600] [62-610.510]
5. The following monitoring wells shall be sampled for Reuse System R-001 located at Land Application Site RIB-001:

Monitoring Well ID	Alternate Well Name and/or Description of Monitoring Location	Latitude	Longitude	Depth (Feet)	Aquifer Monitored	Well Type	New or Existing
MWB-01	Background Well JMW-1 (15048)	28°3' 41 "	81°32' 46"	15	Surficial	Background	Existing
MWC-01	Compliance Well JMW-2 (15043)	28°3' 41"	81°32' 46"	17	Surficial	Compliance	Existing
MWC-02	Compliance Well JMW-3 (15042)	28°3' 43"	81°32' 40"	18	Surficial	Compliance	Existing
MWC-05	Compliance Well JMW-6 (15041)	28°3' 29"	81°33' 03"	15	Surficial	Compliance	Existing

[62-520.600] [62-610.510]

6. The following parameters shall be analyzed for each monitoring well identified in Permit Condition III.B.5.:

Parameter	Compliance Well Limit	Units	Sample Type	Monitoring Frequency
Water Level Relative to NGVD	Report	ft	In Situ	Quarterly
Nitrogen, Nitrate, Total (as N)	10	mg/L	Grab	Quarterly
Solids, Total Dissolved (TDS)	500	mg/L	Grab	Quarterly
Arsenic, Total Recoverable	10	ug/L	Grab	Quarterly
Chloride (as Cl)	250	mg/L	Grab	Quarterly
Cadmium, Total Recoverable	5	ug/L	Grab	Quarterly
Chromium, Total Recoverable	100	ug/L	Grab	Quarterly
Lead, Total Recoverable	15	ug/L	Grab	Quarterly
Coliform, Fecal	4	#/100mL	Grab	Quarterly
pH	6.5-8.5	s.u.	In Situ	Quarterly
Sulfate, Total	250	mg/L	Grab	Quarterly
Turbidity	Report	NTU	Grab	Quarterly
Sodium, Total Recoverable	160	mg/L	Grab	Quarterly

[62-520.600(11)(b)] [62-600.670] [62-600.650(3)] [62-520.310(5)]

7. Water levels shall be recorded before evacuating each well for sample collection. Elevation references shall include the top of the well casing and land surface at each well site (NAVD allowable) at a precision of plus or minus 0.01 foot. [62-520.600(11)(c)] [62-610.510(3)(b)]
8. Ground water monitoring wells shall be purged prior to sampling to obtain representative samples. [62-160.210] [62-600.670(3)]
9. Analyses shall be conducted on unfiltered samples, unless filtered samples have been approved by the Department's Southwest District Office as being more representative of ground water conditions. [62-520.310(5)]

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10. Ground water monitoring test results shall be submitted on Part D of Form 62-620.910(10) in accordance with Permit Condition I.B.7. *[62-520.600(11)(b)] [62-600.670] [62-600.680(1)] [62-620.610(18)]*
11. If any monitoring well becomes inoperable or damaged to the extent that sampling or well integrity may be affected, the permittee shall notify the Department's Southwest District Office within two business days from discovery, and a detailed written report shall follow within ten days after notification to the Department. The written report shall detail what problem has occurred and remedial measures that have been taken to prevent recurrence or request approval for replacement of the monitoring well. All monitoring well design and replacement shall be approved by the Department's Southwest District Office before installation. *[62-520.600(6)(l)]*

IV. ADDITIONAL REUSE AND LAND APPLICATION REQUIREMENTS

A. Part IV Rapid Infiltration Basins

1. Advisory signs shall be posted around the site boundaries to designate the nature of the project area. *[62-610.518]*
2. The maximum annual average loading rate to a four-cell Rapid Infiltration Basin (RIB) of 100,188 square feet of bottom surface area. shall be limited to 5.44 inches per day (as applied to the entire bottom area). *[62-610.523(3)]*
3. The four-cell Rapid Infiltration Basin (RIB) of 100,188 square feet of bottom surface area. normally shall be loaded for 7 days and shall be rested for 14 days. Infiltration ponds, basins, or trenches shall be allowed to dry during the resting portion of the cycle.*[62-610.523(4)]*
4. Rapid infiltration basins shall be routinely maintained to control vegetation growth and to maintain percolation capability by scarification or removal of deposited solids. Basin bottoms shall be maintained to be level. *[62-610.523(6) and (7)]*
5. Routine aquatic weed control and regular maintenance of storage pond embankments and access areas are required. *[62-610.514 and 62-610.414]*
6. Overflows from emergency discharge facilities on storage ponds or on infiltration ponds, basins, or trenches shall be reported as abnormal events in accordance with Permit Condition IX.20. *[62-610.800(9)]*
7. Holding ponds are provided for reclaimed water storage, such ponds are subject to the requirements of Rule 62-610.414, F.A.C. *[62-610.514(2)]*
8. If subsurface drain systems are needed, they shall be designed in accordance with appropriate portions of paragraph 62-610.300(1)(c), F.A.C., concerning Natural Resources Conservation Services criteria for subsurface drains. The drainage system shall be designed so that the seasonal high-water table is drawn down to a minimum of 36 inches below pond bottoms during resting periods. The requirements of subsection 62-610.850(1), F.A.C., shall apply to discharges to surface waters from the drainage system. *[62-610.517(2)(a)]*
9. A setback distance of 500 feet shall be provided from the edge of the rapid infiltration basin, percolation pond, basin, or trench embankments, or from the edge of an absorption field to potable water supply wells that are existing or have been approved by the Department or by the Department of Health (but not yet constructed); Class I surface waters; or Class II surface waters. The setback distance to Class I and II surface waters shall be reduced to 100 feet if high-level disinfection is provided. Setback distance requirements apply to all Class II waters, regardless of Department classification. *[62-610.521(2)]*

V. OPERATION AND MAINTENANCE REQUIREMENTS

A. Staffing Requirements

1. During the period of operation authorized by this permit, the wastewater facilities shall be operated under the supervision of one or more operators certified in accordance with Chapter 62-602, F.A.C.

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I. **Before Modification to meet the Total Nitrogen Limit:** In accordance with Chapter 62-699, F.A.C., this facility is a Category III, Class C facility and, at a minimum, operators with appropriate certification must be on the site as follows:

A Class C or higher operator 3 hours/day for 5 days/week and one weekend visit. The lead/chief operator must be a Class C operator, or higher.

II. **After Modification to meet the Total Nitrogen Limit:** In accordance with Chapter 62-699, F.A.C., this facility is a Category I, Class C facility and, at a minimum, operators with appropriate certification must be on the site as follows:

A Class C or higher operator 6 hours/day for 5 days/week and one visit on each weekend day. The lead/chief operator must be a Class C operator, or higher.

2. An operator meeting the lead/chief operator class for the plant shall be available during all periods of plant operation. "Available" means able to be contacted as needed to initiate the appropriate action in a timely manner. *[62-699.311(1)]*

B. Capacity Analysis Report and Operation and Maintenance Performance Report Requirements

1. The application to renew this permit shall include an updated capacity analysis report prepared in accordance with Rule 62-600.405, F.A.C. *[62-600.405(5)]*
2. The application to renew this permit shall include a detailed operation and maintenance performance report prepared in accordance with Rule 62-600.735, F.A.C. *[62-600.735(1)]*

C. Recordkeeping Requirements

1. The permittee shall maintain the following records and make them available for inspection at the following address: on the site of the permitted facility.
 - a. Records of all compliance monitoring information, including all calibration and maintenance records and all original strip chart recordings for continuous monitoring instrumentation, including, if applicable, a copy of the laboratory certification showing the certification number of the laboratory, for at least three years from the date the sample or measurement was taken;
 - b. Copies of all reports required by this permit for at least three years from the date the report was prepared;
 - c. Records of all data, including reports and documents, used to complete the application for this permit for at least three years from the date the application was filed;
 - d. Monitoring information, including a copy of the laboratory certification showing the laboratory certification number, related to the residuals use and disposal activities for the time period set forth in Chapter 62-640, F.A.C., for at least three years from the date of sampling or measurement;
 - e. A copy of the current wastewater facility permit;
 - f. Copies of the current operation and maintenance manuals for the wastewater facility and the collection/transmission systems owned or operated by the wastewater facility permittee as required by Chapters 62-600 and 62-604, F.A.C.;
 - g. A copy of any required record drawings for the wastewater facility and the collection/transmission systems owned or operated by the wastewater facility permittee;
 - h. Copies of the licenses of the current certified operators;
 - i. Copies of the logs and schedules showing plant operations and equipment maintenance for three years from the date of the logs or schedules. The logs shall, at a minimum, include identification of the plant; the signature and license number of the operator(s) and the signature of the person(s) making any entries; date and time in and out; specific operation and maintenance activities, including any preventive maintenance or repairs made or requested; results of tests performed and samples taken, unless documented on a laboratory

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sheet; and notation of any notification or reporting completed in accordance with Rule 62-602.650(3), F.A.C. The logs shall be maintained on-site in a location accessible to 24-hour inspection, protected from weather damage, and current to the last operation and maintenance performed; and

- j. Records of biosolids quantities, treatment, monitoring, and hauling for at least five years.

[62-620.350, 62-604.500, 62-602.650, 62-640.650(4)]

VI. SCHEDULES

1. In accordance with section 403.088(2)(e) and (f), Florida Statutes, a compliance schedule for this facility is contained in Administrative Order AO-037SWD22 which is hereby incorporated by reference.

Action Item	Due Date
1) Collect monthly effluent samples and analyze for TN and TP and report as required by this permit and Discharge Monitoring Report.	First day of the second month following the permit issuance until September 31, 2025
2) Submit a proposal with the most feasible option to bring the TN and TP into compliance with the final limits being 10.0 mg/L and of 6.0 mg/L, respectively. If necessary, schedule a meeting with DEP SWD office to discuss the proposal.	Prior to September 31, 2025
3) Submit a proposal with the necessary modifications to the facility required to meet the treatment and disinfection requirements of 62-610.460, F.A.C., giving the facility the option to dispose of the effluent via a Part III Slow-Rate public access reuse system (Irrigation). If necessary, schedule a meeting with DEP SWD office to discuss the proposal.	Prior to September 31, 2025
4) Obtain the Department's approval for the proposal.	Prior to September 31, 2025
5) Implement the proposal.	Within twelve months of DEP approval and after obtaining a permit modification, if required.
6) Comply with the final limit for TN and TP or obtain Department approved regulatory relief	Within three months of completion of any modification if required.
7) Meet the facility classification and operator staffing requirement in accordance to Rule 62-699.310 (2) (a)1., F.A.C as a Category I, Type III, Class C facility.	Upon the date of completion for item 6.
8) Submit a Completion of Construction (COC) request for the modification listed in this permit on DEP Form 62-620.910(12) along with any necessary supplementary files.	Prior to placing into operation

2. The permittee is not authorized to discharge to waters of the state after the expiration date of this permit, unless:
 - a. The permittee has applied for renewal of this permit at least 180 days before the expiration date of this permit using the appropriate forms listed in Rule 62-620.910, F.A.C., and in the manner established in the Department of Environmental Protection Guide to Permitting Wastewater Facilities or Activities Under Chapter 62-620, F.A.C., including submittal of the appropriate processing fee set forth in Rule 62-4.050, F.A.C.; or
 - b. The permittee has made complete the application for renewal of this permit before the permit expiration date.

[62-620.335(1)-(4)]

VII. INDUSTRIAL PRETREATMENT PROGRAM REQUIREMENTS

1. This facility is not required to have a pretreatment program at this time. [62-625.500]

VIII. OTHER SPECIFIC CONDITIONS

1. Prior to placing the new facilities into operation or any individual unit processes into operation, for any purpose other than testing for leaks and equipment operation, the permittee shall complete and submit to the Department DEP Form 62-620.910(12), Notification of Completion of Construction for Domestic Wastewater Facilities. *[62-620.630(2)]*
2. Within six months after a facility is placed in operation, the permittee shall provide written certification to the Department on Form 62-620.910(13) that record drawings pursuant to Chapter 62-600, F.A.C., and that an operation and maintenance manual pursuant to Chapters 62-600 and 62-610, F.A.C., as applicable, are available at the location specified on the form. *[62-620.630(7)]*
3. In the event that the wastewater facilities or equipment, including collection/transmission systems, no longer function as intended, are no longer safe in terms of public health and safety (including inactive or abandoned facilities), or odor, noise, aerosol drift, or lighting adversely affects neighboring developed areas at the levels prohibited by paragraphs 62-600.400(2)(a) and 62-604.400(2)(c), F.A.C., corrective action (which may include additional maintenance or modifications of the permitted facilities) shall be taken by the permittee. Other corrective action may be required to ensure compliance with rules of the Department. Additionally, the treatment, management, use or land application of residuals shall not cause a violation of the odor prohibition in subsection 62-296.320(2), F.A.C. *[62-600.410(5), 62-604.500(3) and 62-640.400(6)]*
4. All collection/transmission systems shall be operated and maintained to provide uninterrupted service. All pump stations shall be operated and maintained to provide the emergency pumping capability requirements in paragraph 62-604.400(2)(a), F.A.C., the lightning and transient voltage surge protections in paragraph 62-604.400(2)(b), F.A.C., and the design and signage requirements in paragraph 62-604.400(2)(d), F.A.C. Also, all equipment, pipes, manholes, pump stations, and other appurtenances necessary for the collection/transmission of domestic wastewater, including equipment provided pursuant to subsection 62-604.400(2), F.A.C., shall be maintained to function as intended. *[62-604.500(2) and (3)]*
5. The permittee shall evaluate and update the emergency response plan portion of the collection system operation and maintenance manual annually. The emergency response plan shall assess collection system security including cybersecurity; water quality monitoring for sanitary sewer overflows affecting surface waters; and hurricane and severe storm preparedness and response. *[62-604.500(4)]*
6. Collection/transmission systems shall be maintained to minimize excessive infiltration and inflow into the collection/transmission system, as well as excessive leakage from the collection/transmission system. The permittee shall take corrective actions when infiltration, inflow, or leakage is excessive. Infiltration and inflow are considered excessive if one or both cause or contribute to sanitary sewer overflows. Leakage, or exfiltration, is considered excessive if it causes or contributes to a violation of surface water quality standards or ground water quality standards. *[62-604.500(5)]*
7. All collection/transmission systems shall be operated and maintained to prevent sanitary sewer overflows. The permittee shall evaluate the cause of all sanitary sewer overflows and evaluate potential corrective measures to avoid future sanitary sewer overflows. Corrective actions shall be taken by the permittee if excessive inflow and infiltration causes or contributes to a sanitary sewer overflow. The owner/operator of a satellite collection system shall take corrective actions for a sanitary sewer overflow in the receiving collection system caused by excessive inflow and infiltration in the satellite collection system. *[62-604.500(6)]*
8. The deliberate introduction of stormwater in any amount into collection/transmission systems designed solely for the introduction (and conveyance) of domestic/industrial wastewater; or the deliberate introduction of stormwater into collection/transmission systems designed for the introduction or conveyance of combinations of storm and domestic/industrial wastewater in amounts which may reduce the efficiency of pollutant removal by the treatment plant is prohibited, except as provided by Rule 62-610.472, F.A.C. *[62-604.130(4)]*
9. Cross-connection, as defined in Rule 62-550.200, F.A.C., between the wastewater facility, including the collection/transmission system, and a potable water system is prohibited. *[62-550.360][62-604.130(3)]*

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10. The collection/transmission operation and maintenance manual shall be maintained and revised periodically in accordance with subsection 62-604.500(4), F.A.C., to reflect any alterations performed or to reflect experience resulting from operation. However, a new operation and maintenance manual is not required to be developed for each project if there is already an existing manual that is applicable to the facilities being constructed. *[62-604.500(4)]*
11. Collection/transmission system overflows shall be reported to the Department in accordance with Permit Condition IX. 20. *[62-604.550] [62-620.610(20)]*
12. The operating authority of a collection/transmission system and the permittee of a treatment plant are prohibited from accepting connections of wastewater discharges which have not received necessary pretreatment or which contain materials or pollutants (other than normal domestic wastewater constituents):
 - a. Which may cause fire or explosion hazards; or
 - b. Which may cause excessive corrosion or other deterioration of wastewater facilities due to chemical action or pH levels; or
 - c. Which are solid or viscous and obstruct flow or otherwise interfere with wastewater facility operations or treatment; or
 - d. Which result in the wastewater temperature at the introduction of the treatment plant exceeding 40°C or otherwise inhibiting treatment; or
 - e. Which result in the presence of toxic gases, vapors, or fumes that may cause worker health and safety problems.*[62-604.130(5)]*
13. The treatment facility, storage ponds for Part II systems, rapid infiltration basins, and/or infiltration trenches shall be enclosed with a fence or otherwise provided with features to discourage the entry of animals and unauthorized persons. *[62-610.518(1) and 62-600.400(2)(b)]*
14. Screenings and grit removed from the wastewater facilities shall be collected in suitable containers and hauled to a Department approved Class I landfill or to a landfill approved by the Department for receipt/disposal of screenings and grit. *[62-701.300(1)(a)]*
15. Where required by Chapter 471 or Chapter 492, F.S., applicable portions of reports that must be submitted under this permit shall be signed and sealed by a professional engineer or a professional geologist, as appropriate. *[62-620.310(4)]*
16. The permittee shall provide verbal notice to the Department's Southwest District Office as soon as practical after discovery of a sinkhole or other karst feature within an area for the management or application of wastewater, wastewater residuals (sludges), or reclaimed water. The permittee shall immediately implement measures appropriate to control the entry of contaminants, and shall detail these measures to the Department's Southwest District Office in a written report within 7 days of the sinkhole discovery. *[62-620.320(6)]*
17. The permittee shall provide notice to the Department of the following:
 - a. Any new introduction of pollutants into the facility from an industrial discharger which would be subject to Chapter 403, F.S., and the requirements of Chapter 62-620, F.A.C., if it were directly discharging those pollutants; and
 - b. Any substantial change in the volume or character of pollutants being introduced into that facility by a source which was identified in the permit application and known to be discharging at the time the permit was issued.Notice shall include information on the quality and quantity of effluent introduced into the facility and any anticipated impact of the change on the quantity or quality of effluent or reclaimed water to be discharged from the facility. If pretreatment becomes necessary, this permit may be modified to require the permittee to develop and implement a local pretreatment program in accordance with the requirements of Chapter 62-625, F.A.C.

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[62-620.625(2)]

18. Prior to placing the new facilities into operation or any individual unit processes into operation, for any purpose other than testing for leaks and equipment operation, the permittee shall complete and submit to the Department DEP Form 62-620.910(12), Notification of Completion of Construction for Domestic Wastewater Facilities. *[[62-620.630(2)]]*
19. Within six months after a facility is placed in operation, the permittee shall provide written certification to the Department on Form 62-620.910(13) that record drawings pursuant to Chapter 62-600, F.A.C., and that an operation and maintenance manual pursuant to Chapters 62-600 and 62-610, F.A.C., as applicable, are available at the location specified on the form. *[[62-620.630(7)]]*

IX. GENERAL CONDITIONS

1. The terms, conditions, requirements, limitations, and restrictions set forth in this permit are binding and enforceable pursuant to Chapter 403, Florida Statutes. Any permit noncompliance constitutes a violation of Chapter 403, Florida Statutes, and is grounds for enforcement action, permit termination, permit revocation and reissuance, or permit revision. *[62-620.610(1)]*
2. This permit is valid only for the specific processes and operations applied for and indicated in the approved drawings or exhibits. Any unauthorized deviations from the approved drawings, exhibits, specifications, or conditions of this permit constitutes grounds for revocation and enforcement action by the Department. *[62-620.610(2)]*
3. As provided in subsection 403.087(7), F.S., the issuance of this permit does not convey any vested rights or any exclusive privileges. Neither does it authorize any injury to public or private property or any invasion of personal rights, nor authorize any infringement of federal, state, or local laws or regulations. This permit is not a waiver of or approval of any other Department permit or authorization that may be required for other aspects of the total project which are not addressed in this permit. *[62-620.610(3)]*
4. This permit conveys no title to land or water, does not constitute state recognition or acknowledgment of title, and does not constitute authority for the use of submerged lands unless herein provided and the necessary title or leasehold interests have been obtained from the State. Only the Trustees of the Internal Improvement Trust Fund may express State opinion as to title. *[62-620.610(4)]*
5. This permit does not relieve the permittee from liability and penalties for harm or injury to human health or welfare, animal or plant life, or property caused by the construction or operation of this permitted source; nor does it allow the permittee to cause pollution in contravention of Florida Statutes and Department rules, unless specifically authorized by an order from the Department. The permittee shall take all reasonable steps to minimize or prevent any discharge, reuse of reclaimed water, or residuals use or disposal in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment. It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit. *[62-620.610(5)]*
6. If the permittee wishes to continue an activity regulated by this permit after its expiration date, the permittee shall apply for and obtain a new permit. *[62-620.610(6)]*
7. The permittee shall at all times properly operate and maintain the facility and systems of treatment and control, and related appurtenances, that are installed and used by the permittee to achieve compliance with the conditions of this permit. This provision includes the operation of backup or auxiliary facilities or similar systems when necessary to maintain or achieve compliance with the conditions of the permit. *[62-620.610(7)]*
8. This permit may be modified, revoked and reissued, or terminated for cause. The filing of a request by the permittee for a permit revision, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance does not stay any permit condition. *[62-620.610(8)]*

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9. The permittee, by accepting this permit, specifically agrees to allow authorized Department personnel, including an authorized representative of the Department and authorized EPA personnel, when applicable, upon presentation of credentials or other documents as may be required by law, and at reasonable times, depending upon the nature of the concern being investigated, to:
- Enter upon the permittee's premises where a regulated facility, system, or activity is located or conducted, or where records shall be kept under the conditions of this permit;
 - Have access to and copy any records that shall be kept under the conditions of this permit;
 - Inspect the facilities, equipment, practices, or operations regulated or required under this permit; and
 - Sample or monitor any substances or parameters at any location necessary to assure compliance with this permit or Department rules.

[62-620.610(9)]

10. In accepting this permit, the permittee understands and agrees that all records, notes, monitoring data, and other information relating to the construction or operation of this permitted source which are submitted to the Department may be used by the Department as evidence in any enforcement case involving the permitted source arising under the Florida Statutes or Department rules, except as such use is proscribed by Section 403.111, F.S., or Rule 62-620.302, F.A.C. Such evidence shall only be used to the extent that it is consistent with the Florida Rules of Civil Procedure and applicable evidentiary rules. *[62-620.610(10)]*
11. When requested by the Department, the permittee shall within a reasonable time provide any information required by law which is needed to determine whether there is cause for revising, revoking and reissuing, or terminating this permit, or to determine compliance with the permit. The permittee shall also provide to the Department upon request copies of records required by this permit to be kept. If the permittee becomes aware of relevant facts that were not submitted or were incorrect in the permit application or in any report to the Department, such facts or information shall be promptly submitted or corrections promptly reported to the Department. *[62-620.610(11)]*
12. Unless specifically stated otherwise in Department rules, the permittee, in accepting this permit, agrees to comply with changes in Department rules and Florida Statutes after a reasonable time for compliance; provided, however, the permittee does not waive any other rights granted by Florida Statutes or Department rules. A reasonable time for compliance with a new or amended surface water quality standard, other than those standards addressed in Rule 62-302.500, F.A.C., shall include a reasonable time to obtain or be denied a mixing zone for the new or amended standard. *[62-620.610(12)]*
13. The permittee, in accepting this permit, agrees to pay the applicable regulatory program and surveillance fee in accordance with Rule 62-4.052, F.A.C. *[62-620.610(13)]*
14. This permit is transferable only upon Department approval in accordance with Rule 62-620.340, F.A.C. The permittee shall be liable for any noncompliance of the permitted activity until the transfer is approved by the Department. *[62-620.610(14)]*
15. The permittee shall give the Department written notice at least 60 days before inactivation or abandonment of a wastewater facility or activity and shall specify what steps will be taken to safeguard public health and safety during and following inactivation or abandonment. *[62-620.610(15)]*
16. The permittee shall apply for a revision to the Department permit in accordance with Rules 62-620.300, F.A.C., and the Department of Environmental Protection Guide to Permitting Wastewater Facilities or Activities Under Chapter 62-620, F.A.C., at least 90 days before construction of any planned substantial modifications to the permitted facility is to commence or with Rule 62-620.325(2), F.A.C., for minor modifications to the permitted facility. A revised permit shall be obtained before construction begins except as provided in Rule 62-620.300, F.A.C. *[62-620.610(16)]*
17. The permittee shall give advance notice to the Department of any planned changes in the permitted facility or activity which may result in noncompliance with permit requirements. The permittee shall be responsible for any

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and all damages which may result from the changes and may be subject to enforcement action by the Department for penalties or revocation of this permit. The notice shall include the following information:

- a. A description of the anticipated noncompliance;
- b. The period of the anticipated noncompliance, including dates and times; and
- c. Steps being taken to prevent future occurrence of the noncompliance.

[62-620.610(17)]

18. Sampling and monitoring data shall be collected and analyzed in accordance with Rule 62-4.246 and Chapters 62-160, 62-600, and 62-610, F.A.C., and 40 CFR 136, as appropriate.

- a. Monitoring results shall be reported at the intervals specified elsewhere in this permit and shall be reported on a Discharge Monitoring Report (DMR), DEP Form 62-620.910(10), or as specified elsewhere in the permit.
- b. If the permittee monitors any contaminant more frequently than required by the permit, using Department approved test procedures, the results of this monitoring shall be included in the calculation and reporting of the data submitted in the DMR.
- c. Calculations for all limitations which require averaging of measurements shall use an arithmetic mean unless otherwise specified in this permit.
- d. Except as specifically provided in Rule 62-160.300, F.A.C., any laboratory test required by this permit shall be performed by a laboratory that has been certified by the Department of Health Environmental Laboratory Certification Program (DOH ELCP). Such certification shall be for the matrix, test method and analyte(s) being measured to comply with this permit. For domestic wastewater facilities, testing for parameters listed in Rule 62-160.300(4), F.A.C., shall be conducted under the direction of a certified operator.
- e. Field activities including on-site tests and sample collection shall follow the applicable standard operating procedures described in DEP-SOP-001/01 adopted by reference in Chapter 62-160, F.A.C.
- f. Alternate field procedures and laboratory methods may be used where they have been approved in accordance with Rules 62-160.220, and 62-160.330, F.A.C.

[62-620.610(18)]

19. Reports of compliance or noncompliance with, or any progress reports on, interim and final requirements contained in any compliance schedule detailed elsewhere in this permit shall be submitted no later than 14 days following each schedule date. *[62-620.610(19)]*

20. The permittee shall report to the Department any noncompliance which may endanger health or the environment. Any information shall be provided orally within 24 hours from the time the permittee becomes aware of the circumstances. A written submission shall also be provided within five days of the time the permittee becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; clean up actions taken and status; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. For noncompliance events related to sanitary sewer overflows, bypass events, or unauthorized discharges, these reports must include the data described above (with the exception of time of discovery) as well as the type of event (e.g., sanitary sewer overflow, bypass, unauthorized discharge); type of sanitary sewer overflow structure (e.g., manhole); the discharge location address and latitude/longitude; type of water discharged; discharge volumes and volumes recovered; volume discharged to surface waters and receiving waterbody name; types of human health and environmental impacts of the sanitary sewer overflow, bypass event, or unauthorized discharge (e.g., beach closure); whether the noncompliance was caused by a third party; and whether the noncompliance was related to wet weather. The written submission may be provided electronically using the Department's Business Portal at <https://www.fldepportal.com/go/> (via "Submit" followed by "Report" or "Registration/Notification"). Notice required for public notice of pollution under paragraph (d) may be provided together with the written submission using the Business Portal. All noncompliance events related to sanitary sewer overflows or bypass events shall be submitted electronically.

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- a. The following shall be included as information which must be reported within 24 hours under this condition:
 - (1) Any unanticipated bypass which causes any reclaimed water or the effluent to exceed any permit limitation or results in an unpermitted discharge,
 - (2) Any upset which causes any reclaimed water or the effluent to exceed any limitation in the permit,
 - (3) Violation of a maximum daily discharge limitation for any of the pollutants specifically listed in the permit for such notice; and,
 - (4) Any unauthorized discharge to surface or ground waters, except for discharges to ground water of reclaimed water meeting Part III or Part V treatment standards under Chapter 62-610, F.A.C.
- b. Oral reports as required by this subsection shall be provided as follows:
 - (1) For unauthorized releases or spills of treated or untreated wastewater reported pursuant to subparagraph (a)4., that are in excess of 1,000 gallons per incident, or where information indicates that public health or the environment will be endangered, oral reports shall be provided to the Department by calling the STATE WATCH OFFICE TOLL FREE NUMBER (800)320-0519, as soon as practicable, but no later than 24 hours from the time the permittee becomes aware of the discharge. The permittee, to the extent known, shall provide the following information to the State Watch Office:
 - (a) Name, address, and telephone number of person reporting,
 - (b) Name, address, and telephone number of permittee or responsible person for the discharge,
 - (c) Date and time of the discharge and status of discharge (ongoing or ceased),
 - (d) Characteristics of the wastewater spilled or released (untreated or treated, industrial or domestic wastewater),
 - (e) Estimated amount of the discharge,
 - (f) Location or address of the discharge,
 - (g) Source and cause of the discharge,
 - (h) Whether the discharge was contained on-site, and cleanup actions taken to date,
 - (i) Description of area affected by the discharge, including name of water body affected, if any; and,
 - (j) Other persons or agencies contacted.
 - (2) Oral reports, not otherwise required to be provided pursuant to subparagraph IX.20.b.(1), above, shall be provided to the Department within 24 hours from the time the permittee becomes aware of the circumstances.
- c. If the oral report has been received within 24 hours, the noncompliance has been corrected, and the noncompliance did not endanger health or the environment, the Department shall waive the written report.
- d. In accordance with Section 403.077, F.S., unauthorized releases or spills reportable to the State Watch Office pursuant to subparagraph (b)1. above shall also be reported to the Department within 24 hours from the time the permittee becomes aware of the discharge. The permittee shall provide to the Department information reported to the State Watch Office. Notice of unauthorized releases or spills may be provided to the Department through the Department's Public Notice of Pollution web page at <https://floridadep.gov/pollutionnotice> or by reporting electronically using the Department's Business Portal at <https://www.fldeportal.com/go/> (via "Submit" followed by "Report" or "Registration/Notification").
 - (1) If, after providing notice pursuant to paragraph (d) above, the permittee determines that a reportable unauthorized release or spill did not occur or that an amendment to the notice is warranted, the permittee may submit a letter to the Department documenting such determination at pollution.notice@floridadep.gov.
 - (2) If, after providing notice pursuant to paragraph (d) above, the permittee discovers that a reportable unauthorized release or spill has migrated outside the property boundaries of the installation, the permittee must provide an additional notice to the Department that the release has migrated outside the property boundaries within 24 hours after its discovery of the migration outside of the property boundaries.
- e. Unless discharged to surface waters, a spill, release, discharge, upset or bypass involving reclaimed water meeting Part III or Part V treatment standards under Chapter 62-610, F.A.C., shall not be considered to endanger health or the environment and shall be reported under subsection (21) of this permit.

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[62-620.610(20)] [62-620.100(3)]

21. The permittee shall report all instances of noncompliance not reported under Permit Conditions IX.17., IX.18., or IX.19. of this permit at the time monitoring reports are submitted. This report shall contain the same information required by Permit Condition IX.20. of this permit. *[62-620.610(21)]*
22. Bypass Provisions.
- a. "Bypass" means the intentional diversion of waste streams from any portion of a treatment works.
 - b. Bypass is prohibited, and the Department may take enforcement action against a permittee for bypass, unless the permittee affirmatively demonstrates that:
 - (1) Bypass was unavoidable to prevent loss of life, personal injury, or severe property damage; and
 - (2) There were no feasible alternatives to the bypass, such as the use of auxiliary treatment facilities, retention of untreated wastes, or maintenance during normal periods of equipment downtime. This condition is not satisfied if adequate back-up equipment should have been installed in the exercise of reasonable engineering judgment to prevent a bypass which occurred during normal periods of equipment downtime or preventive maintenance; and
 - (3) The permittee submitted notices as required under Permit Condition IX.22.c. of this permit.
 - c. If the permittee knows in advance of the need for a bypass, it shall submit prior notice to the Department, if possible at least 10 days before the date of the bypass. The permittee shall submit notice of an unanticipated bypass within 24 hours of learning about the bypass as required in Permit Condition IX.20. of this permit. A notice shall include a description of the bypass and its cause; the period of the bypass, including exact dates and times; if the bypass has not been corrected, the anticipated time it is expected to continue; and the steps taken or planned to reduce, eliminate, and prevent recurrence of the bypass.
 - d. The Department shall approve an anticipated bypass, after considering its adverse effect, if the permittee demonstrates that it will meet the three conditions listed in Permit Condition IX.22.b.(1) through (3) of this permit.
 - e. A permittee may allow any bypass to occur which does not cause reclaimed water or effluent limitations to be exceeded if it is for essential maintenance to assure efficient operation. These bypasses are not subject to the provisions of Permit Condition IX.22.b. through d. of this permit.

[62-620.610(22)]

23. Upset Provisions.
- a. "Upset" means an exceptional incident in which there is unintentional and temporary noncompliance with technology-based effluent limitations because of factors beyond the reasonable control of the permittee.
 - (1) An upset does not include noncompliance caused by operational error, improperly designed treatment facilities, inadequate treatment facilities, lack of preventive maintenance, careless or improper operation.
 - (2) An upset constitutes an affirmative defense to an action brought for noncompliance with technology-based permit effluent limitations if the requirements of upset provisions of Rule 62-620.610, F.A.C., are met.
 - b. A permittee who wishes to establish the affirmative defense of upset shall demonstrate, through properly signed contemporaneous operating logs, or other relevant evidence that:
 - (1) An upset occurred and that the permittee can identify the cause(s) of the upset;
 - (2) The permitted facility was at the time being properly operated;
 - (3) The permittee submitted notice of the upset as required in Permit Condition IX.20. of this permit; and
 - (4) The permittee complied with any remedial measures required under Permit Condition IX.5. of this permit.
 - c. In any enforcement proceeding, the burden of proof for establishing the occurrence of an upset rests with the permittee.

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- d. Before an enforcement proceeding is instituted, no representation made during the Department review of a claim that noncompliance was caused by an upset is final agency action subject to judicial review.

[62-620.610(23)]

Executed in Hillsborough County, Florida.

STATE OF FLORIDA DEPARTMENT OF
ENVIRONMENTAL PROTECTION



Shannon Herbon
Program Administrator
Permitting & Waste Cleanup Program
Southwest District

DEPARTMENT OF ENVIRONMENTAL PROTECTION DISCHARGE MONITORING REPORT - PART A

When completed submit this report to: Department of Environmental Protection, Southwest District Office, Compliance Assurance Program, Attn: Domestic Wastewater, 13051 N Telecom Pkwy, Suite 101, Temple Terrace, FL 33637-0926, swd_dw@floridadep.gov

PERMITTEE NAME: NC Real Estate Projects, LLC
MAILING ADDRESS: 110 Wades Way, Unit 134
Mooresville, NC 28117

FACILITY: Grenelefe Resort WWTF
LOCATION: 4501 Abbey Court
Haines City, FL 33844-9720

COUNTY: Polk
OFFICE: Southwest District

PERMIT NUMBER: FLA013016-012-DWF/MM

LIMIT: FINAL
CLASS SIZE: N/A
MONITORING GROUP NUMBER: R-001
MONITORING GROUP DESCRIPTION: RIB, including Influent
RE-SUBMITTED DMR: ☐
NO DISCHARGE FROM SITE: ☐
MONITORING PERIOD From: To:

REPORT FREQUENCY: Monthly
PROGRAM: Domestic

Parameter	Quantity or Loading	Units	Quality or Concentration	Units	No. Ex.	Frequency of Analysis	Sample Type
Flow (Before Phase 2 Modifications)	Sample Measurement						
PARM Code 50050 Y Mon. Site No. FLW-01	Permit Requirement	MGD	0.340 (An.Avg.)			5 Days/Week	Flow Meter
Flow	Sample Measurement						
PARM Code 50050 1 Mon. Site No. FLW-01	Permit Requirement	MGD	Report (Mo.Avg.)			5 Days/Week	Flow Meter
Flow (After Phase 2 Modifications)	Sample Measurement						
PARM Code 50050 1 Mon. Site No. FLW-01	Permit Requirement	MGD	0.495 (Mo.Avg.)			5 Days/Week	Flow Meter
Flow (After Phase 3 Modifications)	Sample Measurement						
PARM Code 50050 1 Mon. Site No. FLW-01	Permit Requirement	MGD	1.00 (Mo.Avg.)			5 Days/Week	Flow Meter
BOD, Carbonaceous 5 day, 20C	Sample Measurement						
PARM Code 80082 Y Mon. Site No. EFA-01	Permit Requirement		20.0 (An.Avg.)	mg/L		Bi-weekly; every 2 weeks	8-hr FPC
BOD, Carbonaceous 5 day, 20C	Sample Measurement						
PARM Code 80082 A Mon. Site No. EFA-01	Permit Requirement		30.0 (Mo.Avg.)	60.0 (Max.)		Bi-weekly; every 2 weeks	8-hr FPC

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME/TITLE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	TELEPHONE NO	DATE (mm/dd/yyyy)

COMMENT AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here):

Exhibit B

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: Grenelle Resort WWTF

MONITORING GROUP

R-001

PERMIT NUMBER: FLA013016-012-DWTF/MM

MONITORING PERIOD From: To:

Parameter	Quantity or Loading	Units	Quality or Concentration	Units	No. Ex.	Frequency of Analysis	Sample Type
Solids, Total Suspended	Sample Measurement						
PARM Code 00530 Y Mon. Site No. EFA-01	Permit Requirement		20.0 (An.Avg.)	mg/L		Bi-weekly; every 2 weeks	8-hr FPC
Solids, Total Suspended	Sample Measurement						
PARM Code 00530 A Mon. Site No. EFA-01	Permit Requirement		30.0 (Mo.Avg.)	mg/L		Bi-weekly; every 2 weeks	8-hr FPC
Coliform, Fecal	Sample Measurement						
PARM Code 74055 Y Mon. Site No. EFA-01	Permit Requirement		200 (An.Avg.)	#/100mL		Bi-weekly; every 2 weeks	Grab
Coliform, Fecal	Sample Measurement						
PARM Code 74055 A Mon. Site No. EFA-01	Permit Requirement		800 (Max.)	#/100mL		Bi-weekly; every 2 weeks	Grab
pH	Sample Measurement						
PARM Code 00400 A Mon. Site No. EFA-01	Permit Requirement		6.0 (Min.)			5 Days/Week	Meter
Chlorine, Total Residual (For Disinfection)	Sample Measurement						
PARM Code 50060 A Mon. Site No. EFA-01	Permit Requirement		0.5 (Min.)	mg/L		5 Days/Week	Meter
Nitrogen, Nitrate, Total (as N)	Sample Measurement						
PARM Code 00620 A Mon. Site No. EFA-01	Permit Requirement		12.0 (Max.)	mg/L		Bi-weekly; every 2 weeks	8-hr FPC
Nitrogen, Nitrate, Total (as N)	Sample Measurement						
PARM Code 00620 A Mon. Site No. EFA-01	Permit Requirement		Report (Max.)	mg/L		Bi-weekly; every 2 weeks	8-hr FPC
Nitrogen, Total (Interim)	Sample Measurement						
PARM Code 00600 A Mon. Site No. EFA-01	Permit Requirement		Report (An.Avg.)	mg/L		Monthly	Calculated
Nitrogen, Total (After Phase 2 Modifications)	Sample Measurement						
PARM Code 00600 A Mon. Site No. EFA-01	Permit Requirement		10.0 (An.Avg.)	mg/L		Monthly	Calculated
Nitrogen, Total (After Phase 3 Modification)	Sample Measurement						
PARM Code 00600 A Mon. Site No. EFA-01	Permit Requirement		6.0 (An.Avg.)	mg/L		Monthly	Calculated
Nitrogen, Total	Sample Measurement						
PARM Code 00600 A Mon. Site No. EFA-01	Permit Requirement		Report (Max.)	mg/L		Grab	8-hr FPC

Exhibit B

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: Grenelle Resort Center

MONITORING GROUP

R-001

PERMIT NUMBER: FLA013016-012-DW/DF/MM

MONITORING PERIOD From: _____ To: _____

Parameter	Quantity or Loading	Units	Quality or Concentration	Units	No. Ex.	Frequency of Analysis	Sample Type
Phosphorus, Total (as P) (Interim)	Sample Measurement						
PARM Code 00665 A Mon. Site No. EFA-01	Permit Requirement					Report (An. Average)	Calculated
Phosphorus, Total (as P) (After Phase 2 Modifications)	Sample Measurement						
PARM Code 00665 A Mon. Site No. EFA-01	Permit Requirement					6.0 (An. Average)	Calculated
Phosphorus, Total (as P) (After Phase 3 Modifications)	Sample Measurement						
PARM Code 00665 A Mon. Site No. EFA-01	Permit Requirement					3.0 (An. Average)	Calculated
Phosphorus, Total (as P)	Sample Measurement						
PARM Code 00665 A Mon. Site No. EFA-01	Permit Requirement					Report (Max.)	8-hr FPC
Flow	Sample Measurement						
PARM Code 50050 P Mon. Site No. FLW-01	Permit Requirement	0.340 (3Mo.Avg.)		MGD		5 Days/Week	Meter
Flow (After Phase 2 Modifications)	Sample Measurement						
PARM Code 50050 P Mon. Site No. FLW-01	Permit Requirement	0.495 (3Mo.Avg.)		MGD		5 Days/Week	Meter
Flow (After Phase 3 Modifications)	Sample Measurement						
PARM Code 50050 P Mon. Site No. FLW-01	Permit Requirement	1.00 (3Mo.Avg.)		MGD		5 Days/Week	Meter
Percent Capacity, (TMADF/Permitted Capacity) x 100	Sample Measurement						
PARM Code 00180 1 Mon. Site No. FLW-01	Permit Requirement					Report (Mo.Avg.)	Calculated
Chlorine, Total Residual (For Disinfection)	Sample Measurement						
PARM Code 50060 A Mon. Site No. EFA-01	Permit Requirement		0.5 (Min.)			5 Days/Week	Meter
BOD, Carbonaceous 5 day, 20C (Influent)	Sample Measurement						
PARM Code 80082 G Mon. Site No. INF-01	Permit Requirement					Report (Max.)	8-hr FPC
Solids, Total Suspended (Influent)	Sample Measurement						
PARM Code 00530 G Mon. Site No. INF-01	Permit Requirement					Report (Max.)	8-hr FPC

Exhibit B

DEPARTMENT OF ENVIRONMENTAL PROTECTION DISCHARGE MONITORING REPORT - PART A

When completed submit this report to: Department of Environmental Protection, Southwest District Office, Compliance Assurance Program, Attn: Domestic Wastewater, 13051 N Telecom Pkwy, Suite 101, Temple Terrace, FL 33637-0926. swd_dw@floridadep.gov

PERMITTEE NAME: NC Real Estate Projects, LLC
MAILING ADDRESS: 110 Wades Way, Unit 134
Mooresville, NC 28117

PERMIT NUMBER: FLA013016-012-DWF/MM

FACILITY: Grenelefe Resort WWTF
LOCATION: 4501 Abbey Court
Haines City, FL 33844-9720
Mooreville, NC 28117

LIMIT: Final
 CLASS SIZE: N/A
 MONITORING GROUP NUMBER: RMP-Q
 MONITORING GROUP DESCRIPTION: Biosolids Quantity
 RE-SUBMITTED DMR: ☐
 NO DISCHARGE FROM SITE: ☐
 MONITORING PERIOD From:

REPORT FREQUENCY: Monthly
PROGRAM: Domestic

COUNTY: Polk
OFFICE: Southwest District

To:

[illegible]

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME/TITLE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	TELEPHONE NO	DATE (mm/dd/yyyy)

COMMENT AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here):

DEPARTMENT OF ENVIRONMENTAL PROTECTION DISCHARGE MONITORING REPORT - PART A

When completed submit this report to: Department of Environmental Protection, Southwest District Office, Compliance Assurance Program, Attn: Domestic Wastewater, 13051 N Telecom Pkwy, Suite 101, Temple Terrace, FL 33637-0926, swd_dw@floridadep.gov

PERMITTEE NAME: NC Real Estate Projects, LLC
MAILING ADDRESS: 110 Wades Way, Unit 134
Mooresville, NC 28117

FACILITY: Grenelefe Resort WWTF
LOCATION: 4501 Abbey Court
Haines City, FL 33844-9720

COUNTY: Polk
OFFICE: Southwest District

PERMIT NUMBER: FLA013016-012-DWF/MM

LIMIT: Final
CLASS SIZE: N/A
MONITORING GROUP NUMBER: RWS-A
MONITORING GROUP DESCRIPTION: Annual Reclaimed Water or Effluent Analysis

RE-SUBMITTED DMR: ☐
NO DISCHARGE FROM SITE: ☐
MONITORING NOT REQUIRED: ☐
MONITORING PERIOD From: _____ To: _____

REPORT FREQUENCY: Annually
PROGRAM: Domestic

Parameter	Quantity or Loading	Units	Quality or Concentration	Units	No. Ex.	Frequency of Analysis	Sample Type
Antimony, Total Recoverable (GWS = 6)**	Sample Measurement						
PARM Code 01268 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Arsenic, Total Recoverable (GWS = 10)	Sample Measurement						
PARM Code 00978 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Barium, Total Recoverable (GWS = 2,000)	Sample Measurement						
PARM Code 01009 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Beryllium, Total Recoverable (GWS = 4)	Sample Measurement						
PARM Code 00998 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Cadmium, Total Recoverable (GWS = 5)	Sample Measurement						
PARM Code 01113 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Chromium, Total Recoverable (GWS = 100)	Sample Measurement						
PARM Code 01118 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC

*THE "MONITORING NOT REQUIRED" CHECKBOX SHOULD BE SELECTED WHEN A CERTIFICATION STATEMENT IN ACCORDANCE WITH SUBSECTION 62-600.680(2), F.A.C., IS SUBMITTED WITH THIS DMR. SEE CERTIFICATION STATEMENT IN COMMENTS SECTION BELOW.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME/TITLE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	TELEPHONE NO	DATE (mm/dd/yyyy)

COMMENT AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here):

☐ NO NEW NON-DOMESTIC WASTEWATER DISCHARGERS HAVE BEEN ADDED TO THE COLLECTION SYSTEM SINCE THE LAST RECLAIMED WATER OR EFFLUENT ANALYSIS WAS CONDUCTED.
SIGN AND DATE:

Exhibit B

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: Grenelefe Resort WWTF

MONITORING GROUP

RWS-A

PERMIT NUMBER: FLA013016-012-DWTF/MM

MONITORING PERIOD From: _____ To: _____

Parameter	Quantity or Loading	Units	Quality or Concentration	Units	No. Ex.	Frequency of Analysis	Sample Type
Cyanide, Free (amen. to chlorination)(GWS = 200)	Sample Measurement						
PARM Code 00722 P	Permit Requirement				0	Annually	Grab
Mon. Site No. RWS-A	Sample Measurement						
Fluoride, Total (as F)(GWS = 4.0/2.0)	Permit Requirement				0	Annually	24-hr FPC
PARM Code 00951 P	Permit Requirement						
Mon. Site No. RWS-A	Sample Measurement						
Lead, Total Recoverable (GWS = 15)	Permit Requirement				0	Annually	24-hr FPC
PARM Code 01114 P	Permit Requirement						
Mon. Site No. RWS-A	Sample Measurement						
Mercury, Total Recoverable (GWS = 2)	Permit Requirement				0	Annually	24-hr FPC
PARM Code 71901 P	Permit Requirement						
Mon. Site No. RWS-A	Sample Measurement						
Nickel, Total Recoverable (GWS = 100)	Permit Requirement				0	Annually	24-hr FPC
PARM Code 01074 P	Permit Requirement						
Mon. Site No. RWS-A	Sample Measurement						
Nitrogen, Nitrate, Total (as N)(GWS = 10)	Permit Requirement				0	Annually	24-hr FPC
PARM Code 00620 P	Permit Requirement						
Mon. Site No. RWS-A	Sample Measurement						
Nitrogen, Nitrite, Total (as N)(GWS = 1)	Permit Requirement				0	Annually	24-hr FPC
PARM Code 00615 P	Permit Requirement						
Mon. Site No. RWS-A	Sample Measurement						
Nitrite plus Nitrate, Total I det. (as N)(GWS = 10)	Permit Requirement				0	Annually	24-hr FPC
PARM Code 00630 P	Permit Requirement						
Mon. Site No. RWS-A	Sample Measurement						
Selenium, Total Recoverable (GWS = 50)	Permit Requirement				0	Annually	24-hr FPC
PARM Code 00981 P	Permit Requirement						
Mon. Site No. RWS-A	Sample Measurement						
Sodium, Total Recoverable (GWS = 160)	Permit Requirement				0	Annually	24-hr FPC
PARM Code 00923 P	Permit Requirement						
Mon. Site No. RWS-A	Sample Measurement						

Exhibit B

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: Grenelefe Resort WWTF

MONITORING GROUP

RWS-A

PERMIT NUMBER: FLA013016-012-DWTF/MM

MONITORING PERIOD From: _____ To: _____

Parameter	Quantity or Loading	Units	Quality or Concentration	Units	No. Ex.	Frequency of Analysis	Sample Type
Thallium, Total Recoverable (GWS = 2)	Sample Measurement						
PARM Code 00982 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
1,1-dichloroethylene (GWS = 7)	Sample Measurement						
PARM Code 34501 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	Grab
1,1,1-trichloroethane (GWS = 200)	Sample Measurement						
PARM Code 34506 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	Grab
1,1,2-trichloroethane (GWS = 5)	Sample Measurement						
PARM Code 34511 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	Grab
1,2-dichloroethane (GWS = 3)	Sample Measurement						
PARM Code 32103 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	Grab
1,2-dichloropropane (GWS = 5)	Sample Measurement						
PARM Code 34541 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	Grab
1,2,4-trichlorobenzene (GWS = 70)	Sample Measurement						
PARM Code 34551 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Benzene (GWS = 1)	Sample Measurement						
PARM Code 34030 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	Grab
Carbon tetrachloride (GWS = 3)	Sample Measurement						
PARM Code 32102 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	Grab
Cis-1,2-dichloroethene (GWS = 70)	Sample Measurement						
PARM Code 81686 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	Grab

Exhibit B

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: Grenelefe Resort WWTF

MONITORING GROUP

RWS-A

PERMIT NUMBER: FLA013016-012-DWF/MM

MONITORING PERIOD From: _____ To: _____

Parameter	Sample Measurement	Quantity or Loading		Units	Quality or Concentration		Units	No. Ex.	Frequency of Analysis	Sample Type
Dichloromethane (methylene chloride)(GWS = 5)	Sample Measurement									
PARM Code 03821 P	Permit Requirement							0	Annually	Grab
Mon. Site No. RWS-A	Sample Measurement									
Ethylbenzene (GWS = 700)	Permit Requirement							0	Annually	Grab
PARM Code 34371 P	Permit Requirement									
Mon. Site No. RWS-A	Sample Measurement									
Monochlorobenzene (GWS = 100)	Permit Requirement							0	Annually	Grab
PARM Code 34031 P	Permit Requirement									
Mon. Site No. RWS-A	Sample Measurement									
1,2-dichlorobenzene (GWS = 600)	Permit Requirement							0	Annually	Grab
PARM Code 34536 P	Permit Requirement									
Mon. Site No. RWS-A	Sample Measurement									
1,4-dichlorobenzene (GWS = 75)	Permit Requirement							0	Annually	Grab
PARM Code 34571 P	Permit Requirement									
Mon. Site No. RWS-A	Sample Measurement									
Styrene, Total (GWS = 100)	Permit Requirement							0	Annually	Grab
PARM Code 77128 P	Permit Requirement									
Mon. Site No. RWS-A	Sample Measurement									
Tetrachloroethylene (GWS = 3)	Permit Requirement							0	Annually	Grab
PARM Code 34475 P	Permit Requirement									
Mon. Site No. RWS-A	Sample Measurement									
Toluene (GWS = 1,000)	Permit Requirement							0	Annually	Grab
PARM Code 34010 P	Permit Requirement									
Mon. Site No. RWS-A	Sample Measurement									
1,2-trans-dichloroethylene (GWS = 100)	Permit Requirement							0	Annually	Grab
PARM Code 34546 P	Permit Requirement									
Mon. Site No. RWS-A	Sample Measurement									
Trichloroethylene (GWS = 3)	Permit Requirement							0	Annually	Grab
PARM Code 39180 P	Permit Requirement									
Mon. Site No. RWS-A	Sample Measurement									
1,2-dichlorobenzene (GWS = 600)	Permit Requirement							0	Annually	Grab

Exhibit B

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: Grenelefe Resort WWTF

MONITORING GROUP

RWS-A

PERMIT NUMBER: FLA013016-012-DWTF/MM

MONITORING PERIOD From: _____ To: _____

Parameter	Quantity or Loading	Units	Quality or Concentration	Units	No. Ex.	Frequency of Analysis	Sample Type
Vinyl chloride (GWS = 1)	Sample Measurement						
PARM Code 39175 P	Permit Requirement				0	Annually	Grab
Mon. Site No. RWS-A	Sample Measurement						
Xylenes (GWS = 10,000)	Permit Requirement				0	Annually	Grab
PARM Code 81551 P	Sample Measurement						
Mon. Site No. RWS-A	Permit Requirement						
2,3,7,8-tetrachlorodibenzo-p-dioxin(GWS = 3x10^-5)	Sample Measurement						
PARM Code 34675 P	Permit Requirement				0	Annually	24-hr FPC
Mon. Site No. RWS-A	Sample Measurement						
2,4-dichlorophenoxyacetic acid (GWS = 70)	Permit Requirement				0	Annually	24-hr FPC
PARM Code 39730 P	Sample Measurement						
Mon. Site No. RWS-A	Permit Requirement						
Silvex (GWS = 50)	Sample Measurement						
PARM Code 39760 P	Permit Requirement				0	Annually	24-hr FPC
Mon. Site No. RWS-A	Sample Measurement						
Alachlor (GWS = 2)	Permit Requirement				0	Annually	24-hr FPC
PARM Code 39161 P	Sample Measurement						
Mon. Site No. RWS-A	Permit Requirement						
Atrazine (GWS = 3)	Sample Measurement						
PARM Code 39033 P	Permit Requirement				0	Annually	24-hr FPC
Mon. Site No. RWS-A	Sample Measurement						
Benzo(a)pyrene (GWS = 0.2)	Permit Requirement				0	Annually	24-hr FPC
PARM Code 34247 P	Sample Measurement						
Mon. Site No. RWS-A	Permit Requirement						
Carbofuran (GWS = 40)	Sample Measurement						
PARM Code 81405 P	Permit Requirement				0	Annually	24-hr FPC
Mon. Site No. RWS-A	Sample Measurement						
Chlordane (tech mix. and metabolites)(GWS = 2)	Permit Requirement						
PARM Code 39350 P	Permit Requirement				0	Annually	24-hr FPC
Mon. Site No. RWS-A	Sample Measurement						

Exhibit B

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: Grenelle Resort WWTF

MONITORING GROUP
NUMBER:
MONITORING PERIOD

RWS-A

PERMIT NUMBER: FLA013016-012-DWTF/MM

From: To:

Parameter	Quantity or Loading	Units	Quality or Concentration	Units	No. Ex.	Frequency of Analysis	Sample Type
Dalapon (GWS = 200)	Sample Measurement						
PARM Code 38432 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Bis(2-ethylhexyl)adipate (GWS = 400)	Sample Measurement						
PARM Code 77903 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Bis (2-ethylhexyl) phthalate (GWS = 6)	Sample Measurement						
PARM Code 39100 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Dibromochloropropane (DBCP) (GWS = 0.2)	Sample Measurement						
PARM Code 82625 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	Grab
Dinoseb (GWS = 7)	Sample Measurement						
PARM Code 30191 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Diquat (GWS = 20)	Sample Measurement						
PARM Code 04443 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Endothall (GWS = 100)	Sample Measurement						
PARM Code 38926 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Endrin (GWS = 2)	Sample Measurement						
PARM Code 39390 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Ethylene dibromide (1,2-dibromoethane)(GWS = 0.02)	Sample Measurement						
PARM Code 77651 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	Grab
Glyphosate (GWS = 0.7)	Sample Measurement						
PARM Code 79743 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC

Exhibit B

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: Grenelefe Resort WWTF

MONITORING GROUP

RWS-A

PERMIT NUMBER: FLA013016-012-DWTF/MM

MONITORING PERIOD From: _____ To: _____

Parameter	Quantity or Loading	Units	Quality or Concentration	Units	No. Ex.	Frequency of Analysis	Sample Type
Heptachlor (GWS = 0.4)	Sample Measurement						
PARM Code 39410 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Heptachlor epoxide (GWS = 0.2)	Sample Measurement						
PARM Code 39420 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Hexachlorobenzene (GWS = 1)	Sample Measurement						
PARM Code 39700 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Hexachlorocyclopentadiene (GWS = 50)	Sample Measurement						
PARM Code 34386 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Gamma BHC (Lindane) (GWS = 0.2)	Sample Measurement						
PARM Code 39782 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Methoxychlor (GWS = 40)	Sample Measurement						
PARM Code 39480 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Oxamyl (vrydate) (GWS = 200)	Sample Measurement						
PARM Code 38865 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Pentachlorophenol (GWS = 1)	Sample Measurement						
PARM Code 39032 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Picloram (GWS = 500)	Sample Measurement						
PARM Code 39720 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Polychlorinated Biphenyls (PCBs)(GWS = 0.5)	Sample Measurement						
PARM Code 39516 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC

Exhibit B

DISCHARGE MONITORING REPORT - PART A (Continued)

FACILITY: Grenelefe Resort WWTF

MONITORING GROUP

RWS-A

PERMIT NUMBER: FLA013016-012-DWTF/MM

MONITORING PERIOD From: _____ To: _____

Parameter	Quantity or Loading	Units	Quality or Concentration	Units	No. Ex.	Frequency of Analysis	Sample Type
Simazine (GWS = 4)	Sample Measurement						
PARM Code 39055 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Toxaphene (GWS = 3)	Sample Measurement						
PARM Code 39400 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Trihalomethane, Total by summation (GWS = 0.080)	Sample Measurement						
PARM Code 82080 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	Grab
Radium 226 + Radium 228, Total (GWS = 5)	Sample Measurement						
PARM Code 11503 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Alpha, Gross Particle Activity (GWS = 15)	Sample Measurement						
PARM Code 80045 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Aluminum, Total Recoverable (GWS = 0.2)	Sample Measurement						
PARM Code 01104 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Chloride (as Cl) (GWS = 250)	Sample Measurement						
PARM Code 00940 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Iron, Total Recoverable (GWS = 0.3)	Sample Measurement						
PARM Code 00980 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Copper, Total Recoverable (GWS = 1,000)	Sample Measurement						
PARM Code 01119 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC
Manganese, Total Recoverable (GWS = 50)	Sample Measurement						
PARM Code 11123 P Mon. Site No. RWS-A	Permit Requirement				0	Annually	24-hr FPC

Exhibit B

PERMIT NUMBER: FLA013016-012-DWF/MM

To: _____

[illegible]

DAILY SAMPLE RESULTS - PART B
 Permit Number:
 Monitoring Period

FLA013016-012-DWF/MM

From: _____ To: _____

Facility: Grenelefe Resort WWTF

	BOD, Carbonaceous 5 day, 20C mg/L	Chlorine, Total Residual (For Disinfection) mg/L	Coliform, Fecal #/100mL	Nitrogen, Nitrate, Total (as N) mg/L	Solids, Total Suspended mg/L	pH s.u.	Flow MGD	BOD, Carbonaceous 5 day, 20C (Influent) mg/L	Solids, Total Suspended (Influent) mg/L	Total Nitrogen (As N) mg/L	Total Phosphorus (As P) mg/L
Code	80082	50060	74055	00620	00530	00400	50050	80082	00530	00600	00665
Mon. Site	EFA-01	EFA-01	EFA-01	EFA-01	EFA-01	EFA-01	FLW-01	INF-01	INF-01	EFA-01	EFA-01
1											
2											
3											
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23											
24											
25											
26											
27											
28											
29											
30											
31											
Total											
Mo. Avg.											

PLANT STAFFING:

Day Shift Operator	Class: _____	Certificate No: _____	Name: _____
Evening Shift Operator	Class: _____	Certificate No: _____	Name: _____
Night Shift Operator	Class: _____	Certificate No: _____	Name: _____
Lead Operator	Class: _____	Certificate No: _____	Name: _____

GROUNDWATER MONITORING REPORT - PART D

Facility Name: Grendlefe Resort WWTF
Permit Number: FLA013016-012-DWF/MM
County: Polk
Office: Southwest District

Monitoring Well ID: MWB-01
Well Type: Background
Description: Background Well
Re-submitted DMR: ☐ JMW-1 (15048)

Report Frequency: Quarterly
Program: Domestic

Monitoring Period
From: _____ To: _____
Date Sample Obtained: _____
Time Sample Obtained: _____

Was the well purged before sampling? Yes No

Parameter	PARM Code	Sample Measurement	Permit Requirement	Units	Sample Type	Frequency of Analysis	Detection Limits	Analysis Method	Sampling Equipment Used	Samples Filtered (L/F/N)
Water Level Relative to NGVD	82545		Report	ft	In Situ	Quarterly				
Nitrogen, Nitrate, Total (as N)	00620		Report	mg/L	Grab	Quarterly				
Solids, Total Dissolved (TDS)	70295		Report	mg/L	Grab	Quarterly				
Arsenic, Total Recoverable	00978		Report	ug/L	Grab	Quarterly				
Chloride (as Cl)	00940		Report	mg/L	Grab	Quarterly				
Cadmium, Total Recoverable	01113		Report	ug/L	Grab	Quarterly				
Chromium, Total Recoverable	01118		Report	ug/L	Grab	Quarterly				
Lead, Total Recoverable	01114		Report	ug/L	Grab	Quarterly				
Coliform, Fecal	74055		Report	#/100mL	Grab	Quarterly				
pH	00400		Report	s.u.	In Situ	Quarterly				
Sulfate, Total	00945		Report	mg/L	Grab	Quarterly				
Turbidity	00070		Report	NTU	Grab	Quarterly				
Sodium, Total Recoverable	00923		Report	mg/L	Grab	Quarterly				

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME/TITLE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	TELEPHONE NO	DATE (mm/dd/yyyy)

COMMENTS AND EXPLANATION (Reference all attachments here):

GROUNDWATER MONITORING REPORT - PART D

Facility Name: Grendlefe Resort WWTF
Permit Number: FLA013016-012-DWF/MM
County: Polk
Office: Southwest District

Monitoring Well ID: MWC-01
Well Type: Compliance
Description: Compliance Well
Re-submitted DMR: ☐ JMW-2 (15043)

Report Frequency: Quarterly
Program: Domestic

Monitoring Period
From: _____ To: _____
Date Sample Obtained: _____
Time Sample Obtained: _____

Was the well purged before sampling? Yes No

Parameter	PARM Code	Sample Measurement	Permit Requirement	Units	Sample Type	Frequency of Analysis	Detection Limits	Analysis Method	Sampling Equipment Used	Samples Filtered (L/F/N)
Water Level Relative to NGVD	82545		Report	ft	In Situ	Quarterly				
Nitrogen, Nitrate, Total (as N)	00620		10	mg/L	Grab	Quarterly				
Solids, Total Dissolved (TDS)	70295		500	mg/L	Grab	Quarterly				
Arsenic, Total Recoverable	00978		10	ug/L	Grab	Quarterly				
Chloride (as Cl)	00940		250	mg/L	Grab	Quarterly				
Cadmium, Total Recoverable	01113		5	ug/L	Grab	Quarterly				
Chromium, Total Recoverable	01118		100	ug/L	Grab	Quarterly				
Lead, Total Recoverable	01114		15	ug/L	Grab	Quarterly				
Coliform, Fecal	74055		4	#/100mL	Grab	Quarterly				
pH	00400		6.5-8.5	s.u.	In Situ	Quarterly				
Sulfate, Total	00945		250	mg/L	Grab	Quarterly				
Turbidity	00070		Report	NTU	Grab	Quarterly				
Sodium, Total Recoverable	00923		160	mg/L	Grab	Quarterly				

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NAME/TITLE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	TELEPHONE NO	DATE (mm/dd/yyyy)

COMMENTS AND EXPLANATION (Reference all attachments here):

GROUNDWATER MONITORING REPORT - PART D

Facility Name: Grendlefe Resort WWTF
Permit Number: FLA013016-012-DWF/MM
County: Polk
Office: Southwest District

Monitoring Well ID: MWC-02
Well Type: Compliance
Description: Compliance Well
Re-submitted DMR: ☐ JMW-3 (15042)

Report Frequency: Quarterly
Program: Domestic

Monitoring Period
From: _____ To: _____
Date Sample Obtained: _____
Time Sample Obtained: _____

Was the well purged before sampling? Yes No

Parameter	PARM Code	Sample Measurement	Permit Requirement	Units	Sample Type	Frequency of Analysis	Detection Limits	Analysis Method	Sampling Equipment Used	Samples Filtered (L/F/N)
Water Level Relative to NGVD	82545		Report	ft	In Situ	Quarterly				
Nitrogen, Nitrate, Total (as N)	00620		10	mg/L	Grab	Quarterly				
Solids, Total Dissolved (TDS)	70295		500	mg/L	Grab	Quarterly				
Arsenic, Total Recoverable	00978		10	ug/L	Grab	Quarterly				
Chloride (as Cl)	00940		250	mg/L	Grab	Quarterly				
Cadmium, Total Recoverable	01113		5	ug/L	Grab	Quarterly				
Chromium, Total Recoverable	01118		100	ug/L	Grab	Quarterly				
Lead, Total Recoverable	01114		15	ug/L	Grab	Quarterly				
Coliform, Fecal	74055		4	#/100mL	Grab	Quarterly				
pH	00400		6.5-8.5	s.u.	In Situ	Quarterly				
Sulfate, Total	00945		250	mg/L	Grab	Quarterly				
Turbidity	00070		Report	NTU	Grab	Quarterly				
Sodium, Total Recoverable	00923		160	mg/L	Grab	Quarterly				

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NAME/TITLE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	TELEPHONE NO	DATE (mm/dd/yyyy)

COMMENTS AND EXPLANATION (Reference all attachments here):

GROUNDWATER MONITORING REPORT - PART D

Facility Name: Grendlefe Resort WWTF
Permit Number: FLA013016-012-DWF/MM
County: Polk
Office: Southwest District

Monitoring Well ID: MWC-05
Well Type: Compliance
Description: Compliance Well
Re-submitted DMR: ☐ JMW-6 (15041)
Report Frequency: Quarterly
Program: Domestic

Monitoring Period
From: _____ To: _____
Date Sample Obtained: _____
Time Sample Obtained: _____

Was the well purged before sampling? Yes No

Parameter	PARM Code	Sample Measurement	Permit Requirement	Units	Sample Type	Frequency of Analysis	Detection Limits	Analysis Method	Sampling Equipment Used	Samples Filtered (L/F/N)
Water Level Relative to NGVD	82545		Report	ft	In Situ	Quarterly				
Nitrogen, Nitrate, Total (as N)	00620		10	mg/L	Grab	Quarterly				
Solids, Total Dissolved (TDS)	70295		500	mg/L	Grab	Quarterly				
Arsenic, Total Recoverable	00978		10	ug/L	Grab	Quarterly				
Chloride (as Cl)	00940		250	mg/L	Grab	Quarterly				
Cadmium, Total Recoverable	01113		5	ug/L	Grab	Quarterly				
Chromium, Total Recoverable	01118		100	ug/L	Grab	Quarterly				
Lead, Total Recoverable	01114		15	ug/L	Grab	Quarterly				
Coliform, Fecal	74055		4	#/100mL	Grab	Quarterly				
pH	00400		6.5-8.5	s.u.	In Situ	Quarterly				
Sulfate, Total	00945		250	mg/L	Grab	Quarterly				
Turbidity	00070		Report	NTU	Grab	Quarterly				
Sodium, Total Recoverable	00923		160	mg/L	Grab	Quarterly				

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NAME/TITLE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	TELEPHONE NO	DATE (mm/dd/yyyy)

COMMENTS AND EXPLANATION (Reference all attachments here):

INSTRUCTIONS FOR COMPLETING THE WASTEWATER DISCHARGE MONITORING REPORT

Read these instructions before completing the DMR. Hard copies and/or electronic copies of the required parts of the DMR were provided with the permit. All required information shall be completed in full and typed or printed in ink. A signed, original DMR shall be mailed to the address printed on the DMR by the 28th of the month following the monitoring period. Facilities who submit their DMR(s) electronically through eDMR do not need to submit a hardcopy DMR. The DMR shall not be submitted before the end of the monitoring period.

The DMR consists of three parts--A, B, and D--all of which may or may not be applicable to every facility. Facilities may have one or more Part A's for reporting effluent or reclaimed water data. All domestic wastewater facilities will have a Part B for reporting daily sample results. Part D is used for reporting ground water monitoring well data.

When results are not available, the following codes should be used on parts A and D of the DMR and an explanation provided where appropriate. Note: Codes used on Part B for raw data are different.

CODE	DESCRIPTION/INSTRUCTIONS	CODE	DESCRIPTION/INSTRUCTIONS
ANC	Analysis not conducted.	NOD	No discharge from/to site.
DRY	Dry Well	OPS	Operations were shutdown so no sample could be taken.
FLD	Flood disaster.	OTH	Other. Please enter an explanation of why monitoring data were not available.
IFS	Insufficient flow for sampling.	SEF	Sampling equipment failure.
LS	Lost sample.		
MNR	Monitoring not required this period.		

When reporting analytical results that fall below a laboratory's reported method detection limits or practical quantification limits, the following instructions should be used, unless indicated otherwise in the permit or on the DMR:

1. Results greater than or equal to the PQL shall be reported as the measured quantity.
2. Results less than the PQL and greater than or equal to the MDL shall be reported as the laboratory's MDL value. These values shall be deemed equal to the MDL when necessary to calculate an average for that parameter and when determining compliance with permit limits.
3. Results less than the MDL shall be reported by entering a less than sign ("<") followed by the laboratory's MDL value, e.g. < 0.001. A value of one-half the MDL or one-half the effluent limit, whichever is lower, shall be used for that sample when necessary to calculate an average for that parameter. Values less than the MDL are considered to demonstrate compliance with an effluent limitation.

PART A -DISCHARGE MONITORING REPORT (DMR)

Part A of the DMR is comprised of one or more sections, each having its own header information. Facility information is preprinted in the header as well as the monitoring group number, whether the limits and monitoring requirements are interim or final, and the required submittal frequency (e.g. monthly, annually, quarterly, etc.). Submit Part A based on the required reporting frequency in the header and the instructions shown in the permit. The following should be completed by the permittee or authorized representative:

Resubmitted DMR: Check this box if this DMR is being re-submitted because there was information missing from or information that needed correction on a previously submitted DMR. The information that is being revised should be clearly noted on the re-submitted DMR (e.g. highlight, circle, etc.)

No Discharge From Site: Check this box if no discharge occurs and, as a result, there are no data or codes to be entered for all of the parameters on the DMR for the entire monitoring group number; however, if the monitoring group includes other monitoring locations (e.g., influent sampling), the "NOD" code should be used to individually denote those parameters for which there was no discharge.

Monitoring Period: Enter the month, day, and year for the first and last day of the monitoring period (i.e. the month, the quarter, the year, etc.) during which the data on this report were collected and analyzed.

Sample Measurement: Before filling in sample measurements in the table, check to see that the data collected correspond to the limit indicated on the DMR (i.e. interim or final) and that the data correspond to the monitoring group number in the header. Enter the data or calculated results for each parameter on this row in the non-shaded area above the limit. Be sure the result being entered corresponds to the appropriate statistical base code (e.g. annual average, monthly average, single sample maximum, etc.) and units. Data qualifier codes are not to be reported on Part A.

No. Ex.: Enter the number of sample measurements during the monitoring period that exceeded the permit limit for each parameter in the non-shaded area. If none, enter zero.

Frequency of Analysis: The shaded areas in this column contain the minimum number of times the measurement is required to be made according to the permit. Enter the actual number of times the measurement was made in the space above the shaded area.

Sample Type: The shaded areas in this column contain the type of sample (e.g. grab, composite, continuous) required by the permit. Enter the actual sample type that was taken in the space above the shaded area.

Signature: This report must be signed in accordance with Rule 62-620.305, F.A.C. Type or print the name and title of the signing official. Include the telephone number where the official may be reached in the event there are questions concerning this report. Enter the date when the report is signed.

Comment and Explanation of Any Violations: Use this area to explain any exceedances, any upset or by-pass events, or other items which require explanation. If more space is needed, reference all attachments in this area.

PART B – DAILY SAMPLE RESULTS

Monitoring Period: Enter the month, day, and year for the first and last day of the monitoring period (i.e. the month, the quarter, the year, etc.) during which the data on this report were collected and analyzed.
Daily Monitoring Results: Transfer all analytical data from your facility's laboratory or a contract laboratory's data sheets for all day(s) that samples were collected. Record the data in the units indicated. Table 1 in Chapter 62-160, F.A.C., contains a complete list of all the data qualifier codes that your laboratory may use when reporting analytical results. However, when transferring numerical results onto Part B of the DMR, only the following data qualifier codes should be used and an explanation provided where appropriate.

CODE	DESCRIPTION/INSTRUCTIONS
<	The compound was analyzed for but not detected.
A	Value reported is the mean (average) of two or more determinations.
J	Estimated value, value not accurate.
Q	Sample held beyond the actual holding time.
Y	Laboratory analysis was from an unpreserved or improperly preserved sample.

To calculate the monthly average, add each reported value to get a total. For flow, divide this total by the number of days in the month. For all other parameters, divide the total by the number of observations.
Plant Staffing: List the name, certificate number, and class of all state certified operators operating the facility during the monitoring period. Use additional sheets as necessary.

PART D – GROUND WATER MONITORING REPORT

Monitoring Period: Enter the month, day, and year for the first and last day of the monitoring period (i.e. the month, the quarter, the year, etc.) during which the data on this report were collected and analyzed.
Date Sample Obtained: Enter the date the sample was taken. Also, check whether or not the well was purged before sampling.
Time Sample Obtained: Enter the time the sample was taken.
Sample Measurement: Record the results of the analysis. If the result was below the minimum detection limit, indicate that. Data qualifier codes are not to be reported on Part D.
Detection Limits: Record the detection limits of the analytical methods used.
Analysis Method: Indicate the analytical method used. Record the method number from Chapter 62-160 or Chapter 62-601, F.A.C., or from other sources.
Sampling Equipment Used: Indicate the procedure used to collect the sample (e.g. airlift, bucket/bailer, centrifugal pump, etc.)
Samples Filtered: Indicate whether the sample obtained was filtered by laboratory (L), filtered in field (F), or unfiltered (N).
Signature: This report must be signed in accordance with Rule 62-620.305, F.A.C. Type or print the name and title of the signing official. Include the telephone number where the official may be reached in the event there are questions concerning this report. Enter the date when the report is signed.
Comments and Explanation: Use this space to make any comments on or explanations of results that are unexpected. If more space is needed, reference all attachments in this area.

SPECIAL INSTRUCTIONS FOR LIMITED WET WEATHER DISCHARGES

Flow (Limited Wet Weather Discharge): Enter the measured average flow rate during the period of discharge or divide gallons discharged by duration of discharge (converted into days). Record in million gallons per day (MGD).
Flow (Upstream): Enter the average flow rate in the receiving stream upstream from the point of discharge for the period of discharge. The average flow rate can be calculated based on two measurements; one made at the start and one made at the end of the discharge period. Measurements are to be made at the upstream gauging station described in the permit.
Actual Stream Dilution Ratio: To calculate the Actual Stream Dilution Ratio, divide the average upstream flow rate by the average discharge flow rate. Enter the Actual Stream Dilution Ratio accurate to the nearest 0.1.
No. of Days the SDF > Stream Dilution Ratio: For each day of discharge, compare the minimum Stream Dilution Factor (SDF) from the permit to the calculated Stream Dilution Ratio. On Part B of the DMR, enter an asterisk (*) if the SDF is greater than the Stream Dilution Ratio on any day of discharge. On Part A of the DMR, add up the days with an "*" and record the total number of days the Stream Dilution Factor was greater than the Stream Dilution Ratio.
CBOD₅: Enter the average CBOD₅ of the reclaimed water discharged during the period shown in duration of discharge.
TKN: Enter the average TKN of the reclaimed water discharged during the period shown in duration of discharge.
Actual Rainfall: Enter the actual rainfall for each day on Part B. Enter the actual cumulative rainfall to date for this calendar year and the actual total monthly rainfall to date for this calendar year. The cumulative rainfall to date for this calendar year is the total amount of rain, in inches, that has been recorded since January 1 of the current year through the month for which this DMR contains data.
Rainfall During Average Rainfall Year: On Part A, enter the total monthly rainfall during the average rainfall year and the cumulative rainfall for the average rainfall year for the amount of rain, in inches, which fell during the average rainfall year from January through the month for which this DMR contains data.
No. of Days LWWD Activated During Calendar Year: Enter the cumulative number of days that the limited wet weather discharge was activated since January 1 of the current year.
Reason for Discharge: Attach to the DMR a brief explanation of the factors contributing to the need to activate the limited wet weather discharge.

**BEFORE THE STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION**

IN THE MATTER OF:

Grenelefe Resort WWTF
4501 Abbey Court
Haines City, FL 33844-9720
Polk County

Administrative Order No.: AO-037SWD22

Responsible Authority:

Mr. Jason Cox, Managing Member
NC Real Estate Projects, LLC
110 Wades Way, Unit 134
Mooresville, NC 28117
(704) 996-4543
ndjasoncox@gmail.com

DEP Permit Application No: FLA013016-009-DW2P/NR

ORDER ESTABLISH COMPLIANCE SCHEDULE UNDER SECTION 403.088(2)(f), F.S.

I. STATUTORY AUTHORITY

The Department of Environmental Protection (Department) issues this order under the authority of Section 403.088, Florida Statutes. The Secretary of the Department has delegated this authority to the Director of District Management, who issues this order and makes the following findings fact.

II. FINDINGS OF FACT

1. NC Real Estate Projects, LLC (the "Permittee") is a "person" under Section 403.031, Florida Statutes (F.S.).
2. The Permittee owns and operates a domestic wastewater facility known as the Grenelefe Resort Center, located at Abbey Court in Grenelefe, Haines City, Florida 33842, Polk County, which land applies reclaimed water within the Lake Okeechobee watershed, a waters of the state as defined in Section 403.031(13), F.S.
3. The Permittee has filed a timely application for renewal of DEP Permit No. FLA013016 under Section 403.088(2), F.S.
4. Grenelefe Resort's land application will not meet the specific conditions I.A.1., of the DEP Permit Application No. FLA013016-009-DW2P/NR:

Parameter	Units	Max./ Min	Limit	Statistical Basis	Frequency of Analysis	Sample Type	Monitoring Site Number	Notes
Nitrogen, Total (Final Limit)	mg/L	Max	10.0	Annual Average	Monthly	Grab	EFA-01	See I.Error! Referen ce source not

								found..5 & I.A.6
Phosphorus, Total (As P) (Final Limit)	mg/L	Max	6.0	Annual Average	Monthly	Grab	EFA-01	See I.Error! Referen ce source not found..5 & I.A.6

5. The wastewater treatment facility will not meet the classification and staffing requirement in accordance to Rule 62-699.310 (2) (a)1., F.A.C as a Category I, Type III, Class C facility.
6. Sections 403.088(2)(e) and (f), F. S., authorize the Department to issue a permit for the discharge of wastes into waters of the state, accompanied by an order establishing a schedule for achieving compliance with all permit conditions if the specified criteria are met.
7. The Department finds that:
 - (a) NC Real Estate Projects, LLC has not submitted a reasonable plan to achieve the applicable total nitrogen (TN) limit of 10.0 milligrams per liter (mg/L) and total phosphorus (TP) limit of 6.0 milligrams per liter (mg/L). The applicant will monitor the plant effluent for TN and TP, and then based on the evaluation of the data, recommend a plan of action to meet the final TN and TP limits, respectively;
 - (b) NC Real Estate Projects, LLC needs permission to land apply reclaimed water within the Lake Okeechobee watershed for a period necessary to gather definitive data and determine a course of action for the facility to meet the applicable TN and TP limits;
 - (c) NC Real Estate Projects, LLC land applies the reclaimed water into land application site R-001, consisting of a four-cell Rapid Infiltration Basin (RIB) of 100,188 square feet of bottom surface area, having a capacity of 0.34 MGD. There is no present, reasonable alternative means of land applying the reclaimed water outside the Lake Okeechobee watershed or reducing TN and TP in the reclaimed water, until a study is completed, and any determined facility upgrades are identified, permitted and constructed;
 - (d) NC Real Estate Projects, LLC requests that an interim limit of Report for TN and TP be applied to the facility effluent until the required upgrades/modifications to meet the TN and TP limits are achieved on/by December 31, 2026;
 - (e) NC Real Estate Projects, LLC requests that the facility be classified as a Category III, Class C facility until the required upgrades/modifications to meet the TN limit are achieved or/by December 31, 2026;
 - (f) The granting of an operation permit will be in the public interest; or
 - (g) The land application of the reclaimed water will not be unreasonably destructive to the quality of the receiving ground waters.

III. ORDER

Based on the foregoing findings of fact,

IT IS ORDERED,

1. NC Real Estate Projects, LLC shall be allowed to land apply the reclaimed water to the facility water reuse system.
2. NC Real Estate Projects, LLC shall provide relevant water quality data, physical circumstances, or other site-specific credible information needed to demonstrate reasonable assurance that the basin watershed will be protected, pursuant to subsections 62-620.320(6) and 62-4.070(3), and paragraph 62-620.620(1)(g), F.A.C.
3. NC Real Estate Projects, LLC shall comply with the requirements of this order, the permit and any subsequent revisions to the permit. This order establishes the interim requirement for TN and TP, interim classification of the facility and a schedule for compliance with respect to the monitoring requirements, land application limitation and facility classification.
4. During the interim period in which the permittee is working to bring the facility into compliance as required by this order, the following monitoring requirements for TN shall apply:

Parameter	Units	Max./Min	Limit	Statistical Basis	Frequency of Analysis	Sample Type	Monitoring Site Number
Nitrogen, Total (Interim Limit)	mg/L	Max	Report	Annual Average	Monthly	Grab	EFA-01
Phosphorus, Total (as P) (Interim Limit)	mg/L	Max	Report	Annual Average	Monthly	Grab	EFA-01

5. During the interim period in which the permittee is working to bring the facility into compliance as required by this order, the facility will be classified as a Category III, Class C facility and will comply with the following specific condition V.A.1.I. of the permit.
 - a. **Before Modification to Meet the Total Nitrogen and Total Phosphorus Limits:** In accordance with Chapter 62-699, F.A.C., this facility is a Category III, Class C facility and, at a minimum, operators with appropriate certification must be on the site as follows:
A Class C or higher operator 3 hours/day for 5 days/week and one weekend visit. The lead/chief operator must be a Class C operator, or higher.
6. Compliance schedule for the reclaimed water to meet the applicable TN limit and facility re-classification:

Action Item	Due Date
1) Collect monthly effluent samples and analyze for TN and TP and report as required by this permit and Discharge Monitoring Report.	First day of the second month following the permit issuance until September 31, 2025
2) Submit a proposal with the most feasible option to bring the TN and TP into compliance with the final limits being 10.0 mg/L and of 6.0 mg/L, respectively. If necessary, schedule a meeting with DEP SWD office to discuss the proposal.	Prior to September 31, 2025
4) Obtain the Department's approval for the proposal.	Prior to September 31, 2025
5) Implement the proposal.	Within twelve months of DEP approval and after obtaining a permit modification, if required.

6) Comply with the final limit for TN and TP or obtain Department approved regulatory relief	Within three months of completion of any modification if required.
7) Meet the facility classification and operator staffing requirement in accordance to Rule 62-699.310 (2) (a)1., F.A.C as a Category I, Type III, Class C facility.	Upon the date of completion for item 6.

7. The monitoring requirements, interim limit for TN and TP and interim facility classification listed above shall become effective on the first day of the second month following the permit issuance and will expire on December 31, 2026. NC Real Estate Projects, LLC shall comply with the final limit for TN and TP, and facility re-classification as required by permit conditions I.A.1 and V.A.1.II respectively no later December 31, 2026.
8. Except as otherwise provided in this order, Westgate International, Inc. shall maintain and operate the domestic wastewater facility in compliance with all other conditions of DEP Permit No. FLA013016
9. This order may be modified through revisions as set forth in Chapter 62-620, Florida Administrative Code.
10. Reports or other information required by this order shall be sent to:

Florida Department of Environmental Protection
Southwest District Office
13051 N. Telecom Parkway, Suite 101
Temple Terrace, Florida 33637-0926
swd_wf_permitting@floridadep.gov
11. This order does not operate as a permit under Section 403.088, Florida Statutes. This order shall be incorporated by reference into DEP Permit No. FLA013016, which shall require compliance by the permittee with the requirements of this order.
12. Failure to comply with the requirements of this order shall constitute a violation of this order and DEP Permit No. FLA013016 and may subject the permittee to penalties as provided in Section 403.161, Florida Statutes.

IV. NOTICE OF RIGHTS

A person whose substantial interests are affected by the Department's proposed permitting decision may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, Florida Statutes. The petition must contain the information set forth below and must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000 or via electronic correspondence at Agency_Clerk@FloridaDEP.gov.

Under Rule 62-110.106(4), Florida Administrative Code, a person may request an extension of the time for filing a petition for an administrative hearing. The request must be filed (received by the Clerk) in the Office of General Counsel before the end of the time period for filing a petition for an administrative hearing.

Petitions by the applicant or any of the persons listed below must be filed within twenty-one days of receipt of this written notice. Petitions filed by any persons other than those entitled to written notice under Section 120.60(3), Florida Statutes, must be filed within twenty-one days of publication of the notice or within twenty-one days of receipt of the written notice, whichever occurs first. Section 120.60(3), Florida Statutes, however, also allows that any person who has asked the Department in writing for notice of agency action may file a petition within twenty-one days of receipt of such notice, regardless of the date of publication.

The petitioner shall mail a copy of the petition to the applicant at the address indicated above at the time of filing. The failure of any person to file a petition or request for an extension of time within twenty-one days of receipt of notice shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, Florida Statutes. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, Florida Administrative Code.

A petition that disputes the material facts on which the Department's action is based must contain the following information, as indicated in Rule 28-106.201, Florida Administrative Code:

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the determination;
- (c) A statement of when and how the petitioner received notice of the Department's decision;
- (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
- (e) A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the Department's proposed action;
- (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action petitioner wishes the Department to take with respect to the Department's proposed action.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice. Persons whose substantial interests will be affected by any such final decision of the Department have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation under Section 120.573, Florida Statutes, is not available for this proceeding.

This action is final and effective on the date filed with the Clerk of the Department unless a petition (or request for an extension of time) is filed in accordance with the above. Upon the timely filing of a petition (or request for an extension of time), this order will not be effective until further order of the Department.

Any party to this order has the right to seek judicial review of the order under Section 120.68, Florida Statutes, by the filing of a notice of appeal under Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida, 32399 3000 or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, and by filing a copy of the notice of appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice of appeal must be filed within 30 days from the date when the final order is filed with the Clerk of the Department.

Executed in Temple Terrace, Florida.

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Kelley M. Boatwright
Southwest District Director
Florida Department of Environmental Protection
13051 North Telecom Parkway, Suite 101
Temple Terrace, Florida 33637

FILING AND ACKNOWLEDGEMENT

FILED on this date, under Section 120.52, Florida Statutes, with the designated Deputy Clerk, receipt of which is hereby acknowledged.



[Clerk]

November 16, 2022

[Date]

CERTIFICATE OF SERVICE

The undersigned hereby certifies that this Order and all copies were mailed or transmitted electronically or by facsimile before the close of business on November 16, 2022 to the listed persons.

Catherine Lemonius
Name

November 16, 2022
Date

Copies furnished to:

Mohammed Kader, U.S. Water Services Corp., mkader@uswatercorp.net
Keith Keegan, U.S. Water Services Corp., kkeegan@uswatercorp.net
Harry Householder, U.S. Water Services Corp., hhouseholder@uswatercorp.net
Melisa Rotteveel, Operator, mrotteveel@uswatercorp.net
Bobby Romeo, Operator, bromeo@uswatercorp.net
Paul Santana, Operator, psantana@uswatercorp.net
Anthony Andrade, SWFWMD, anthony.andrade@swfwmd.stste.fl.us
Erica Peck, DEP SWD, erica.peck@floridadep.gov
Lance Kautz, DEP SWD, lance.kautz@floridadep.gov
David Petti, DEP SWD, david.pette@floridadep.gov
Micah Minaberry, SWD DEP, micah.minaberry@floridadep.gov

EXHIBIT C

Engineers Letter, Original Estimate and 3 Bids



June 20, 2026

Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

**Subject: Licensed and Permitted Wastewater Treatment Design Capacity of
0.495 MGD–Grenelefe Resort WWTF (FLA013016)**

Dear Commissioners:

I am writing in my capacity as the Engineer of Record for NC Real Estate Projects, LLC, doing business as Grenelefe Utility, regarding the Grenelefe Resort Wastewater Treatment Facility (WWTF), Permit No. FLA013016. The purpose of this letter is to clarify the facility's permitted capacity, the applicable environmental requirements imposed by the Florida Department of Environmental Protection (FDEP), that have mandated this facility to adhere to the Lake Okeechobee Basin Management Action Plan, (originally January of 2020, revised June 2025, adopted by Final Order OGC Case No. 25-1034, June 27, 2025) Tables 13 and 14 requirement to reduce Total Nitrogen to less than 6 and Total Phosphorus to less than 3:

Table 13. Nitrogen effluent limits for WWTFs

mgd = Million gallons per day
mg/L = milligrams per litre

* Including rapid-rate land application systems permitted under Part V of Chapter 62-610, F.A.C.

Facility Capacity (mgd)	Surface Water Discharges (mg/L)	WWTFs Listed in Appendix D (mg/L)	WWTFs Not Listed in Appendix D – Slow-Rate Land Application (SRLA) and Rapid-Rate Land Application (RRLA) Effluent Disposal Systems (mg/L)	WWTFs Not Listed in Appendix D – All Other Reuse or Effluent Disposal Methods, excluding SRLA and RRLA (mg/L)*
Greater than or equal to 0.5	3	3	3	10
Less than 0.5 and greater than or equal to 0.01	3	3	6	10
Less than 0.01	3	Not applicable (NA)	10	10

Table 14. Phosphorus effluent limits for WWTFs

mgd = Million gallons per day

mg/L = milligrams per litre

* Including rapid-rate land application systems permitted under Part V of Chapter 62-610, F.A.C.

Facility Capacity (mgd)	Surface Water Discharges (mg/L)	WWTFs Listed in Appendix D (mg/L)	WWTFs Not Listed in Appendix D – SRLA and RRLA Effluent Disposal Systems (mg/L)	WWTFs Not Listed in Appendix D – All Other Reuse or Effluent Disposal Methods, excluding SRLA and RRLA (mg/L)*
Greater than or equal to 0.5	1	1	1	6
Less than 0.5 and greater than or equal to 0.01	1	1	3	6
Less than 0.01	1	NA	6	6

The capital improvements costs required to make the facility in compliance with this requirement are environmental compliance costs and thus should be recognized 100% per FL Statute Section 367.081(2)(a)2. c.

The Grenelefe Utility wastewater treatment system is currently operating under a permit authorizing 0.340 MGD. Under the existing and revised FDEP permitting framework, the facility

has been authorized for a maximum build-out capacity of 0.495 MGD, subject to the physical limitations of the site, the rapid infiltration basins (RIBs), and the applicable permits. The Design Capacity of this facility is 0.495 MGD. Any capacity beyond that limit would require additional land, new infrastructure, separate regulatory approval, and a distinct construction schedule. The current compliance issue arises from updated FDEP environmental requirements, which mandate treatment performance of Total Nitrogen (TN) < 6 mg/L and Total Phosphorus (TP) < 3 mg/L.

Administrative Order 037SWD22 and Permit FLA013016-012-DWF/MM, expiring November 15, 2027, requires the permittee to comply with BMAP nutrient reduction requirements within 3 months completion of improvements needed to meet the standards. It also requires the permittee to implement improvements within 12 months of FDEP approval to make such improvements. DEP permit approval was initially granted January 13, 2025, and subsequently revised March 20, 2026. Implementing the approved plan requires obtaining funding for the project and obtaining proposals from contractors to do the project, which the Utility is actively engaged in. To ensure production of effluent meeting the standards within three months following completion of construction, well in advance of the permit expiration date, the project must be substantially constructed early in the first quarter of 2027.

With these mandated effluent performance requirements, the utility has capacity commitments with existing residents and new construction capacity set aside commitments with Polk County that must be provided for by agreement that commits the utility to provide a capacity now of 0.495 MGD.

Based on the existing plant configuration, the current facility cannot be feasibly modified to meet these requirements in phases in a manner that is not inefficient and wasteful use of the utility's capital investment. While it is possible to modify the existing plant in a manner that would meet FDEP nutrient reduction requirements only, with no increase in capacity beyond 0.340 MGD, such a modification is a "dead end". Any improvements made to reduce nutrients only without increasing capacity cannot practically be further expanded upon or able to be incorporated into a larger facility of 0.495 MGD capacity. Costs spent to make any such interim modification would be wasted over the short period of time such improvements would be used before the facility capacity of 0.495 MGD would be needed, as the facility modifications and equipment for an interim phase would be discarded. A substantially new wastewater treatment facility using the specified equipment and tankage permitted is required to achieve compliance with both nutrient reduction requirements and capacity commitments. For these reasons the existing plant is not a practical candidate for retrofit or reconstruction to meet the mandated treatment levels. The environmental requirement to meet the new TN < 6 mg/L and TP < 3 mg/L make this rebuild of the facility required to meet the mandate and 100% of the cost to rebuild this facility are environmentally mandated to meet the requirement while providing design capacity of 0.495 MGD.

I was engaged to develop a new facility design that would satisfy the required biological and nutrient reduction treatment criteria while also providing capacity for existing residents and the

additional units currently under construction or approved for development within the next 4-5 years. Based on site investigations and engineering analysis, the maximum feasible capacity for the new facility is 0.495 MGD. This represents the highest capacity that can be accommodated within the physical and regulatory constraints of the development.

FDEP issued permits authorizing construction of the new facility on March 18, 2025, and revised those permits on March 20, 2026. Compliance with the June 2025 BMAP requires the facility to meet the new nutrient reduction level change $TN < 6$ and $TP < 3$ levels which can only be accomplished with the designed plant rebuild.

The construction of a facility capable of meeting the required $TN < 6$ mg/L and $TP < 3$ mg/L standards is for a maximum permitted build-out of 0.495 MGD. This constitutes the full extent of the plant's permitted and practicable capacity.

The new facility qualifies as a reuse facility under Section 403.064, Florida Statutes. Accordingly, the project is properly characterized as an environmentally required compliance cost and reuse project required to achieve compliance with applicable state standards.

With respect to cost, I previously prepared a planning-level estimate for the required improvements, and Greenelefe Utility has since obtained detailed proposals from three wastewater plant contractors. These proposals indicate that construction of the new facility will likely range from \$16 million to \$27 million to achieve compliance and provide treatment capacity of 0.495 MGD. In addition, professional services, including engineering, electrical design, structural design, and project management, are estimated at approximately \$2.5 million. These are separate and necessary costs beyond the construction proposals attached as addenda.

These additions to the wastewater treatment facilities of Greenelefe are **“prudent investments incurred by a utility in complying with the requirements or conditions contained in permitting, enforcement or similar decisions of . . . the Department of Environmental Protection . . .”** in order to adhere to the BMAP requirements. As such, they are “environmental compliance costs” as defined by Section 367.081(2)(a)2.c., Florida Statutes.

The new plant is being designed with equipment that satisfies the environmentally mandated biological and nutrient reduction treatment constraints of $TN < 6$ mg/L and $TP < 3$ mg/L. Any incremental increase in capacity associated with selecting this equipment, as compared with more restrictive alternatives, is negligible relative to the overall cost of construction. It is not cost-effective to segregate those costs.

The utility owner is obligated to provide the necessary wastewater capacity to serve the existing and planned development within the service area. Once the facility reaches its permitted threshold, no further growth can be accommodated without additional land, new treatment infrastructure, and further regulatory approvals. In practical terms, the permitted 0.495 MGD capacity is the controlling limit on current development potential within the existing site. For these reasons, the new wastewater treatment facility is not a discretionary expansion project; it is a regulatory required compliance project compelled by FDEP environmental mandates. The facility must be fully constructed, placed into operation, and compliant by the applicable deadline

in order to meet the required treatment standards.

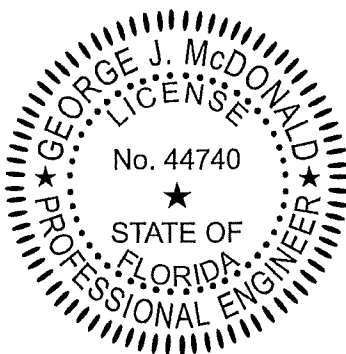
Summary:

- Facility rebuild costs are environmental compliance costs to meet the nutrient reduction levels imposed upon the Facility by the June of 2025 Lake Okeechobee Basin Management Action Plan and scheduled activities to comply with same as per the March 20, 2026 permit revision and administrative order.
- The Greenelefe Utility WWTF is currently permitted at .340 MGD and has been authorized through revised FDEP permits for a maximum build-out of 0.495 MGD, as that is the maximum capacity of the permitted, to be constructed rapid infiltration system additions and modifications.
- FDEP requirements are as contained in Tables 13 and 14 of the Lake Okeechobee Basin Management Action Plan mandate treatment performance of TN < 6 mg/L and TP < 3 mg/L
- To comply with the schedules contained in the issued permit and the Administrative Order attached to the permit, in particular to meet TN and TP effluent discharge standards within three months following completion of construction, well in advance of the permit expiration date, the project must be substantially constructed in the first quarter of 2027
- The existing plant cannot feasibly be rebuilt to meet these standards and meet county capacity commitments; therefore, a new plant is required.
- The new facility's 0.495 MGD capacity is the maximum permitted and practical capacity for the site.
- No phasing is contemplated; the project must be constructed as a single, comprehensive effort to achieve full compliance, thus 100% of the costs must be spent to achieve the mandated requirement.
- The project constitutes a reuse project under Section 403.064, Florida Statutes.
- All of the costs of the project are environmental compliance costs under Section 367.081(2)(a)2c, Florida Statutes.
- The associated capital costs are substantial and are directly attributable to compliance with FDEP mandates.

Respectfully submitted,
McDONALD GROUP INTERNATIONAL, INC..
George J
McDonald
George J. McDonald, P.E.
Professional Engineer
State of Florida No. 44740

Digitally signed by George J McDonald
DN: c=US, o=McDonald Group International
Inc
dnQualifier=A01410C0000019C10567327005F
AA14, cn=George J McDonald
Date: 2026.06.21 10:34:04 -04'00'

Cc
Florida Department of Environmental
Protection - Southwest District
NC Real Estate Projects, LLC
Polk County Utilities Division
Project Record File



Date: 6/21/26

This item has been digitally signed and sealed by George J McDonald PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

COST PLUS PROPOSAL
FOR
Grenelefe Water Utilities LLC
GRENELEFE WASTEWATER TREATMENT
PLANT IMPROVEMENTS

Polk County, Florida

Marolf Environmental, LLC , of, Pasco County Florida,

Offers this cost-plus proposal for the construction of improvements to the GRENELEFE Wastewater Treatment Plant in Polk County Florida to Grenelefe Water Utilities LLC. The project entails the conversion of the existing treatment facility to a 0.495 MGD three basin Sequencing Batch Reactor process with nitrification and denitrification, chemical precipitation of phosphorus. Existing treatment plant facilities to be refurbished, converted and retained for flow equalization, sludge digestion, decant flow equalization, and chlorine contact disinfection. Project includes the consolidation and expansion of the facility's (4) rapid infiltration basins into two expanded and reconstructed rapid infiltration basins.

The proposing contractor, hereafter referred to as the Contractor, affirms the contractor is a licensed general contractor in the State of Florida qualified to do the work required. The Contractor further affirms that the Contractor has and can demonstrate project experience in the construction of domestic wastewater treatment plants with advanced nutrient control, and has the education, qualified labor, supervisory staff and all resources required to complete the project.

This proposal is made with the following recitals, acknowledgements and general conditions:

1. The contractor acknowledges receipt of and has carefully reviewed the project drawings, civil, structural, relating to the work in the above-entitled matter, has also visited and examined the project site, noting existing conditions of the in-service plant and site characteristics.
2. The contractor declares that he has based his proposal on the conditions as they exist on site and has noted all items of work required of the project that is not illustrated on the plans.
3. The contractor offers to furnish all labor, materials, equipment, tools, construction equipment and machinery, water, utilities, subcontractors, transportation, and other facilities and services necessary to fully and faithfully construct, perform and execute all work for the project in accordance with the design documents provided relating thereto.

4. Contractor proposes to be paid a fee as compensation equal to Thirty percent (30 %) of the Construction Cost, which said term is defined herein below, incurred in the construction of the Project.
5. The term "Construction Cost", as used herein, includes any and all fees and expenses incurred in the construction of the Project, including all costs of labor, allocated business overhead costs on labor, materials, installed equipment and material purchased costs, subcontractor and equipment rental costs. The following items are not to be charged as Construction Cost: Engineering, Architectural and design fees paid by Owner, any costs paid directly by Owner to vendors or subcontractors, and Contractor's capital expenses for permanently acquiring equipment that will remain with the Contractor.
6. The term "Project Cost" as used herein, is the Construction Cost plus Contractor's compensation.
7. In Exhibit A attached to this proposal, the Contractor has provided an estimate of the Project Cost. Exhibit A provides the Contractor's diligent and comprehensive analysis of the work effort required to complete the project. Exhibit A itemizes vendor costs of the equipment and materials to be used, the contractor's estimated hours of labor required to execute the project, allocated overhead costs, and costs of subcontractors where used in selected areas of work, plus the contractor's compensation for each listed item of work.
8. The Contractor proposes invoicing as follows: If a pay request is submitted by the Contractor no later than the 1st day of each calendar month, then no later than the 30th day of each calendar month, the Owner will make partial payments to the Contractor on the basis of a certified estimate of the work performed during the preceding calendar month by the Contractor. Such pay requests shall include: invoices of material or equipment ordered and paid to suppliers, vendors subcontractors; certified payroll information to indicate hours worked and cost of labor, accountant's annual calendar year statement on the multiplier used to allocate overhead costs on the on the cost of labor, plus contractors percentage based compensation of actual construction costs that month.
9. On owner acceptance of this proposal, Contractor and Owner will enter into negotiation on form of agreement.
10. Contractor proposes to maintain insurance and bonding for the project as follows:

COMPREHENSIVE GENERAL LIABILITY INSURANCE: \$1,000,000 combined single limit for each occurrence to include the following coverage: Operations, Contractual Liability covering this Agreement, Broad Form Property Damage ("x-c-u exclusion removed), Completed Operations and Personal Injury.

COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE: \$1,000,000 combined single limit for each occurrence.

WORKERS' COMPENSATION INSURANCE: As required by law.

PERFORMANCE/PAYMENT BONDS: Required, 100% of cost of project

In Exhibit B of this proposal contractor provides a copy of their standard insurance certificate.

11. The Contractor acknowledges the Owner's goal is to have the project substantially complete by October 31, 2026 and project delivery is to be via "Fast Track". "substantially complete" means the SBRs are constructed and supporting site civil work is in place to allow the units to commence receiving wastewater flow, commencing the reduction nitrogen and phosphorus to meet Basin Management Action Plan requirements, and the Owner can file a Notice to the Florida Department of Environmental Protection that wastewater treatment components are to be placed into operation.

Meeting this goal is qualified on the basis of several factors outside the control of the Contractor including but not limited to:

Effect of Federal government tariffs on the cost and availability of essential equipment and other materials

Extreme weather or other regional emergencies that may impede progress on the project

Owners ability to obtain complete and necessary financing for the complete project

Owners ability to furnish Notice to Proceed within 30 days of this proposal

Contractor's responsibility to provide emergency or rapid response services for other utilities

On proposal acceptance, Contractor will provide a detailed schedule of construction. Work is initially expected to commence with the headworks, rapid infiltration basin system and concrete structures. Mechanical and electrical distribution to follow.

12. The contractor offers to warrant all parts, equipment and labor against failure for a period of one year after final payment by Owner; provided however, that any defect that is hidden or latent shall be repaired or replaced within one (1) year of the date when Owner discovers such defect. The SBR equipment manufacturer shall provide a process guarantee in accordance with their standard purchase agreement.
13. By submission of this proposal, the contractor certifies, that this proposal bid has been arrived at independently, without consultation, communication or agreement as to any matter relating to this bid with any other competitor

14. Proposed contractor compensation and estimated pricing expires within 45 days of the date of his proposal.

THIS PROPOSAL DATED THIS 30 day of January, 2026, by

Marolf Environmental, LLC

Company Name


Authorized Signature

Michael Williams, VP

Printed Name, Title

CGC1511379

Florida Contractor's License No.

4430 Erie Drive

New Port Richey, FL 34652

Address

Phone Number 727-843-0681 Fax Number 727-843-0650 Email Address mwilliams@marolf.com

EXHIBIT A GRENELEFE WASTWATER PLANT COST PLUS PROPOSAL ESTIMATE

EXHIBIT B CONTRACTOR'S INSURANCE CERTIFICATE

EXHIBIT A GRENELEFE WASTWATER PLANT COST PLUS PROPOSAL ESTIMATE

ITEM	DESCRIPTION	Material and Equipment Cost	Unit	Unit Cost	Extension	Man Hours	Labor Rate	Over- head	Subcontractors and Rental Equipment	Margin	Total
EXISTING DEMOLITION AND SITE READINESS											
1.1	DEMOLISH EXISTING CONCRETE FLOW SPLITTER BOX AND BAR RACK	n/a	n/a	n/a	\$0	200	\$52.00	\$78.00	\$5,000.00	30%	\$40,300.00
1.2.1	PUMP WATER OUT OF PLANT NOT IN SERVICE: RAINWATER TO INFILTRATION BASINS; SLUDGE TO BE REMOVED BY OWNER SLUDGE HAULER; REMOVE VEGETATION AND DEBRIS	n/a	n/a	n/a	\$0	190	\$52.00	\$78.00	\$18,500.00	30%	\$56,160.00
1.2.2	REMOVE FROM PLANT NOT IN SERVICE ALL MECHANICAL EQUIPMENT	n/a	n/a	n/a	\$0	180	\$52.00	\$78.00	\$25,000.00	30%	\$62,920.00
	<i>SUBTOTAL</i>										\$159,380.00
REPAIRS AND IMPROVEMENTS EXISTING TANKAGE											
1.3	INTERIOR WALLS OF TANKS IN OUT OF SERVICE PLANT DESIGNATED FOR REUSE AS FEQ AND GRIT CHAMBER REPAIRS	n/a	n/a	n/a	\$0	40	\$52.00	\$78.00	\$180,000.00	30%	\$240,760.00
1.4	RECONSTRUCT DAMAGED WALKWAYS	60	cy	\$800.00	\$48,000	100	\$52.00	\$78.00	\$15,800.00	30%	\$99,840.00
1.5	IN SERVICE PLANT EXTERIOR CONCRETE REPAIRS	n/a	n/a	n/a	\$0	40	\$52.00	\$78.00	\$241,000.00	30%	\$313,300.00
1.6	REPAINT EXTERIOR										
1.7	INSTALL BACKUP SURGE TANK BLOWERS, REPLACE BLOWER: -MANIFOLD										
	-AIR HEADER PIPING	45	LF	\$125.00	\$5,625	40	\$52.00	\$78.00	\$2,500.00	30%	\$17,322.50
	-BLOWER MOTOR	1	EA	\$11,500.00	\$11,500	24	\$52.00	\$78.00	\$3,500.00	30%	\$23,556.00
	MISCEL FITTINGS AND MATERIALS	1	LS	\$4,500.00	\$4,500	32	\$52.00	\$78.00	\$1,000.00	30%	\$12,558.00
1.8	INSTALL NEW HYDROSTATIC SCREEN ATOP EX GRIT CHAMBER ROOF SLAB										
	-SCREEN	1	EA	\$277,842.00	\$277,842	40	\$52.00	\$78.00	\$1,500.00	30%	\$369,904.60
	-PLATFORM AND STAIRS	1	LS	\$49,000.00	\$49,000	80	\$52.00	\$78.00	\$1,000.00	30%	\$78,520.00
	-PIPING	100	LF	\$125.00	\$12,500	32	\$52.00	\$78.00	\$2,500.00	30%	\$24,908.00
1.9	INSTALL NEW AIR HEADERS ORIGINAL PLANT	270	LF	\$125.00	\$33,750	80	\$52.00	\$78.00	\$2,500.00	30%	\$60,645.00
1.10	PIPING MODIFICATION, SURGE PUMPS	40	LF	\$125.00	\$5,000	60	\$52.00	\$78.00	\$1,500.00	30%	\$18,590.00
	-MISCEL FITTINGS AND MATERIALS	1	LS	\$7,500.00	\$7,500	32	\$52.00	\$78.00	\$1,000.00	30%	\$16,458.00
	<i>SUBTOTAL</i>										\$1,276,362.10
SBR CONSTRUCTION											
2	CONSTRUCT (3) SBR CHAMBERS:										
	FOUNDATION SOILS PREPARATION AND TESTING	1	LS	\$7,500.00	\$7,500	60	\$52.00	\$78.00	\$5,000.00	30%	\$26,390.00
	FORM AND POUR CONCRETE	1636	CY	\$3,000.00	\$4,908,000	2000	\$52.00	\$78.00	\$75,000.00	30%	\$6,815,900.00
	HAND RAILS, STAIRS,	1	LS	\$65,000.00	\$65,000	120	\$52.00	\$78.00	\$5,000.00	30%	\$111,280.00

[illegible]



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/15/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Wallace Welch & Willingham, Inc. 300 1st Ave S, 5th Floor St. Petersburg FL 33701		CONTACT NAME: PHONE (A/C, No, Ext): 727-522-7777 E-MAIL ADDRESS: certificates@w3ins.com		FAX (A/C, No): 727-521-2902
		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : FCCI Insurance Company		10178
		INSURER B : Westchester Surplus Lines Insurance Company		10172
		INSURER C : Brierfield Insurance Company		10993
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES**CERTIFICATE NUMBER:** 1460214448**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:			G48894616 001	6/1/2025	6/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
C	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			CA10009477100	8/14/2024	8/14/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$			G48894768 001	6/1/2025	6/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WC010009477200	8/14/2024	8/14/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional Liability			G48894616 001	6/1/2025	6/1/2026	Occurrence/Aggregate \$1M/\$2M
B	Pollution Liability			G48894616 001	6/1/2025	6/1/2026	Occurrence/Aggregate \$1M/\$2M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Information Purposes Only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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*Miguel Contreras, Owner
AMC Construction & Utilities
P.O. Box 426,
Dundee, FL 33838
miguel@amccon.co
(863)698-5726*

April 22, 2026

*Scott House
Manager
NC Real Estate Projects, LLC
PO Box 1447
Haines City, FL 33845
scott@roninassets.com*

Mr. House:

Please see our prepared proposal for the renovation plans of the Utility.

If you have any questions please reach out to me at (

Thank you for the opportunity.

Sincerely,

Miguel Contreras

Miguel Contreras

Owner

AMC Construction & Utilities

CONSTRUCTION AGREEMENT

Site:

Grenelefe Utility Improvement Project
4501 Abbey Court,
Haines City, Florida 33844

THIS AGREEMENT is made and entered into as of the _____ day of _____, 2026,
by and between:

OWNER: NC Real Estate Projects, LLC, a Florida limited liability company 3425 Turnberry
Drive, Lakeland, FL 33803 (*hereinafter "Owner"*)

CONTRACTOR: AMC Construction & Utilities P.O. Box 426, Dundee, FL Miguel Contreras,
Owner (*hereinafter "Contractor"*)

RECITALS

WHEREAS, the Owner intends to construct certain utility and site improvements known as the
Grenelefe Utility Improvement Project on property located at 4501 Abbey Court, Haines City,
Florida 33844; and

WHEREAS, the Contractor represents that it is duly licensed and qualified to perform such work
in the State of Florida, and the Owner desires to engage the Contractor for such construction
under the terms set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants herein and other good and
valuable consideration, the parties agree as follows:

ARTICLE 1 – THE WORK

1.1 The Contractor shall furnish all labor, supervision, materials, equipment, and services
necessary to complete the Grenelefe Utility Improvement Project as described in **Exhibit A**
(Scope of Work) and as depicted in Owner-approved plans and specifications.

1.2 All work shall be performed in a workmanlike manner and shall comply with all applicable
federal, state, and local laws, codes, ordinances, and industry standards.

1.3 The Contractor affirms it has reviewed all available project drawings, visited the project site,
noted existing conditions, and has based this proposal on conditions as they currently exist.

ARTICLE 2 – CONTRACT SUM AND PAYMENT

2.1 Contract Sum

The Owner shall pay the Contractor the stipulated lump sum of:

Twenty-Seven Million Eighty-Four Thousand Two Hundred Thirty-Three Dollars
(\$27,084,233)

(*hereinafter the "Contract Sum"*), subject to additions and deductions by approved written
change order.

2.2 Itemized Schedule of Values

Item #	Description	Unit	Qty	Unit Price	Total USD
1	Mobilization	LS	1	\$742,000	\$742,000
2	Performance & Payment Bonds	LS	1	\$315,000	\$315,000
3	General Site Work & Restoration	LS	1	\$350,000	\$350,000
4	Locates, Survey Layout & Record Drawings	LS	1	\$105,000	\$105,000
5	Construction Testing	LS	1	\$35,000	\$35,000
6	Demolition and Site Preparation	LS	1	\$350,000	\$350,000
7	SBR Construction of Chambers	EA	3	\$5,600,000	\$16,800,000
8	Repairs to Existing Structures	LS	1	\$1,393,000	\$1,393,000
9	RIBS Installation	LS	1	\$3,850,000	\$3,850,000
10	8" Plug Valve	EA	1	\$6,300	\$6,300
11	20" Plug Valve (Labor)	EA	9	\$9,800	\$88,200
12	ARV Assembly (Force Main)	EA	6	\$14,000	\$84,000
13	Remove Existing Force Main	LF	135	\$280	\$37,800
14	Grout and Abandon Existing Force Main	LF	6,247	\$25	\$156,175
15	Install 16" PVC Water Main	LF	305	\$420	\$128,100
16	16" HDPE Water Main (Dir. Drill)	LF	4,745	\$353	\$1,674,985
17	Cut & Connect to Existing 16" WM	EA	1	\$28,000	\$28,000
18	16" Line Stop	EA	1	\$56,000	\$56,000
19	16" Tapping Sleeve & Valve	EA	1	\$35,000	\$35,000
20	16" Gate Valve (Labor)	EA	7	\$9,800	\$68,600
21	16" Gate Valve (Materials)	EA	7	\$8,400	\$58,800
22	ARV Assembly (Water Main)	EA	4	\$14,000	\$56,000
23	Grout and Abandon Existing Water Main	LF	4,795	\$29	\$139,055
24	Unsuitable Materials Removal & Replacement	CY	25	\$1,400	\$35,000
25	Permit Condition Contingency	LS	1	\$490,000	\$490,000
TOTAL PROJECT VALUE					\$27,084,233

All unit prices have been independently established by AMC Construction & Utilities and reflect current market conditions, labor rates, material costs, equipment, overhead, profit, bonds, and insurance.

2.3 Contractor shall submit monthly applications for payment using AIA G702/G703 forms or equivalent documentation acceptable to Owner. Payments will be made within **thirty (30) days** of Owner's written approval.

2.4 Owner may withhold retainage of **10%** on each progress payment until Substantial Completion, at which time retainage shall be reduced to **5%** pending Final Completion.

2.5 Final payment shall be made upon Owner's written acceptance of all work, delivery of all closeout documents, as-built drawings, O&M manuals, warranties, and full unconditional lien releases from Contractor and all subcontractors and suppliers.

ARTICLE 3 – PROPOSAL VALIDITY AND PRICE EXPIRATION

3.1 The Contract Sum and all unit prices set forth in this Agreement are based upon current labor rates, material costs, equipment pricing, and market conditions as of the date this Agreement is submitted to Owner by Contractor.

3.2 This Agreement and all pricing contained herein shall remain valid and binding for a period of **sixty (60) calendar days** from the date of Contractor's execution below (the "Validity Period").

3.3 If this Agreement is not fully executed by both parties within the sixty (60) day Validity Period, all pricing, unit costs, and the Contract Sum shall be deemed **null and void** and of no further force or effect. The Contractor shall have no obligation to perform the Work at the stated Contract Sum after expiration of the Validity Period.

3.4 Should Owner wish to proceed with the Work after expiration of the Validity Period, Contractor shall prepare and submit a revised and updated proposal reflecting then-current labor rates, material costs, equipment pricing, subcontractor quotes, and market conditions. Such revised proposal shall constitute a new agreement subject to negotiation and mutual execution by both parties.

3.5 The necessity for repricing upon expiration is expressly acknowledged by both parties as a result of, but not limited to, the following factors:

- Fluctuations in construction labor rates and workforce availability
- Volatility in material costs including but not limited to concrete, steel, PVC, HDPE, and mechanical equipment
- Changes in fuel and energy costs affecting equipment and transportation
- Supply chain disruptions and material lead time changes
- Changes in subcontractor and vendor pricing
- Tariff or regulatory changes affecting imported materials and equipment
- General inflationary conditions in the construction industry

3.6 Contractor shall provide written notice to Owner no fewer than **ten (10) days** prior to expiration of the Validity Period as a courtesy reminder that the Agreement is approaching its expiration date.

ARTICLE 4 – CONTRACT TIME

Milestone	Date
Date of Commencement	May 1, 2026
Date of Substantial Completion	December 31, 2026
Final Completion	Within 45 days after Substantial Completion

4.1 Time is of the essence under this Agreement. "Substantial Completion" shall mean the SBR chambers are constructed, supporting site civil work is in place to allow units to commence receiving wastewater flow, and Owner can file a Notice to the Florida Department of Environmental Protection that wastewater treatment components are to be placed into operation.

4.2 Extensions of time shall only be granted by written change order executed by both parties. Excusable delays include acts of God, extreme weather events, government-mandated supply disruptions (including federal tariff impacts on essential equipment), and Owner-caused delays.

4.3 Upon Notice to Proceed, Contractor shall provide a detailed construction schedule. Work is anticipated to commence with headworks, rapid infiltration basin system, and concrete structures, followed by mechanical and electrical distribution.

ARTICLE 5 – CHANGES IN THE WORK

5.1 Owner may order changes in the Work by written change order. Any adjustment to the Contract Sum or Contract Time shall be mutually agreed upon and executed in writing by both parties prior to commencement of changed work, except in emergencies.

5.2 Contractor must submit written claims for additional cost or time within **ten (10) days** of the event giving rise to such claim. Failure to submit timely notice shall constitute a waiver of such claim.

5.3 Contractor shall not perform extra work or incur extra costs without prior written authorization from Owner.

ARTICLE 6 – INSURANCE AND INDEMNITY

6.1 Prior to commencement of Work and throughout the duration of the Project, Contractor shall procure and maintain at its sole expense the following insurance coverage with insurers licensed to do business in Florida:

Coverage	Limits
Workers' Compensation	Statutory limits per Florida law
Employers' Liability	\$500,000 per occurrence
Commercial General Liability	\$1,000,000 per occurrence / \$2,000,000 aggregate
Commercial Automobile Liability	\$1,000,000 combined single limit
Builder's Risk Insurance	Full replacement value of the Project

6.2 All policies shall name NC Real Estate Projects, LLC as an additional insured. Certificates of insurance evidencing all required coverage shall be delivered to Owner **before any work begins**. Contractor shall provide at least **thirty (30) days'** written notice to Owner prior to cancellation or material modification of any required policy.

6.3 Contractor shall indemnify, defend, and hold harmless the Owner, its members, managers, officers, employees, and agents from and against any and all claims, damages, losses, costs, and expenses (including reasonable attorneys' fees) arising out of or resulting from the performance of the Work, to the extent caused by the negligent acts, errors, or omissions of the Contractor, its subcontractors, employees, or agents, except to the extent such claims arise from Owner's sole negligence or willful misconduct.

ARTICLE 7 – PERFORMANCE AND PAYMENT BONDS

7.1 Prior to commencing Work, Contractor shall furnish to Owner Performance and Payment Bonds, each in an amount equal to **one hundred percent (100%) of the Contract Sum** (\$27,084,233), issued by a surety company licensed and authorized to do business in the State of Florida and rated at least "A-" by A.M. Best, acceptable to Owner.

7.2 The cost of Performance and Payment Bonds is included in the Contract Sum (Item 2 of the Schedule of Values — \$315,000).

ARTICLE 8 – PERMITS, LICENSES, AND TAXES

8.1 Contractor shall obtain and pay for all permits, licenses, fees, governmental charges, and taxes required for the proper execution and completion of the Work, unless otherwise specified.

8.2 Contractor shall comply with all applicable federal, state, and local regulations, including Florida Department of Environmental Protection (FDEP) requirements, Polk County regulations, and all other governing authorities.

ARTICLE 9 – SUBCONTRACTORS

9.1 Contractor shall not subcontract any portion of the Work without prior written approval from Owner. All approved subcontractors shall be licensed, insured, and qualified to perform the work assigned.

9.2 Contractor shall remain fully responsible to Owner for the acts and omissions of its subcontractors and their employees to the same extent as for its own acts and omissions.

9.3 Contractor shall require all subcontractors to carry insurance in amounts no less than those specified in Article 6 and to provide lien releases upon payment.

ARTICLE 10 – WARRANTY

10.1 Contractor warrants all parts, equipment, and labor against defects in materials and workmanship for a period of **one (1) year** after final payment by Owner.

10.2 Any defect that is hidden or latent shall be repaired or replaced within one (1) year from the date Owner discovers such defect.

10.3 The SBR equipment manufacturer shall provide a process performance guarantee in accordance with their standard purchase and warranty agreement, copies of which shall be delivered to Owner upon equipment commissioning.

ARTICLE 11 – TERMINATION

11.1 Termination by Owner for Cause: If Contractor fails to perform the Work in accordance with this Agreement, persistently disregards laws or regulations, or materially breaches any obligation herein, Owner may provide **seven (7) days' written notice** to Contractor to cure such default. If Contractor fails to cure within said period, Owner may terminate this Agreement, take possession of the site and materials, and complete the Work by any method Owner deems expedient. Owner may offset the reasonable cost of completion against any unpaid balance due Contractor.

11.2 Termination by Owner for Convenience: Owner may terminate this Agreement for convenience upon **fourteen (14) days' written notice** to Contractor. In such event, Contractor shall be compensated for all Work properly performed to the date of termination, plus reasonable demobilization costs and a proportional share of overhead and profit, but shall not be entitled to anticipated profits on unperformed Work.

11.3 Termination by Contractor: If Owner fails to make payment of undisputed amounts within **thirty (30) days** after Contractor provides written notice of non-payment, Contractor may, upon an additional **seven (7) days' written notice**, suspend the Work or terminate this Agreement and recover payment for all Work executed and reasonable overhead, profit, and demobilization costs.

ARTICLE 12 – DISPUTE RESOLUTION

12.1 In the event of any dispute arising out of or relating to this Agreement or the Work, the parties shall first attempt to resolve the matter through **good-faith negotiation** within fifteen (15) days of written notice of the dispute.

12.2 If negotiation is unsuccessful, the parties agree to submit the dispute to **non-binding mediation** in Polk County, Florida, before a mutually agreed mediator, with costs shared equally.

12.3 If mediation is unsuccessful, disputes shall be resolved by **litigation in the Circuit Court of Polk County, Florida**, which shall have exclusive jurisdiction. Each party hereby **waives the right to trial by jury**.

12.4 The prevailing party in any litigation shall be entitled to recover reasonable attorneys' fees and costs from the non-prevailing party.

ARTICLE 13 – MISCELLANEOUS PROVISIONS

13.1 Entire Agreement: This Agreement, together with all Exhibits attached hereto, constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, warranties, and understandings of the parties.

13.2 Amendments: No amendment, modification, or waiver of any provision of this Agreement shall be valid unless made in writing and duly executed by authorized representatives of both parties.

13.3 Governing Law: This Agreement shall be governed by and construed in accordance with the laws of the **State of Florida**, without regard to its conflict of law provisions.

13.4 Notices: All official notices, demands, and communications required or permitted under this Agreement shall be in writing and delivered by hand, certified mail (return receipt requested), or nationally recognized overnight courier to the addresses set forth below:

13.5 Severability: If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

13.6 Independent Contractor: Contractor is an independent contractor and not an employee, agent, or partner of Owner. Contractor shall be solely responsible for the payment of all taxes, withholdings, and employment-related obligations for its employees and subcontractors.

13.7 No Third-Party Beneficiaries: This Agreement is for the sole benefit of the parties hereto and their permitted successors and assigns. Nothing herein shall create or be deemed to create any third-party beneficiary rights.

Owner: NC Real Estate Projects, LLC | 3425 Turnberry Drive, Lakeland, FL 33803

Contractor: AMC Construction & Utilities | P.O. Box 426, Dundee, FL 33838

SIGNATURES

IN WITNESS WHEREOF, the parties have executed this Construction Agreement as of the date first written above.

OWNER: NC Real Estate Projects, LLC A Florida Limited Liability Company

By: _____ Date: _____
Frederick Scott House, Manager

CONTRACTOR: AMC Construction & Utilities P.O. Box 426, Dundee, FL 33838

By: _____ Date: _____
Miguel Contreras, Owner

EXHIBIT A – SCOPE OF WORK

AMC Construction & Utilities shall furnish all labor, materials, equipment, supervision, and incidentals necessary to complete the following:

- 1. Mobilization and Temporary Facilities** Establish and maintain all temporary facilities, staging areas, site access, and safety measures required for project execution.
- 2. Performance & Payment Bonds** Provide bonds equal to 100% of Contract Sum as specified in Article 7.
- 3. General Site Work & Restoration** All general site grading, clearing, access road maintenance, and final site restoration upon completion.
- 4. Locates, Survey Layout & Record Drawings** Underground utility locates, construction survey and staking, and preparation of as-built/record drawings upon project completion.
- 5. Construction Testing** All required geotechnical, concrete, pipeline pressure, and other testing as required by plans, specifications, and regulatory authorities.
- 6. Demolition and Site Preparation** Demolition of existing concrete flow splitter box and bar rack; pumping water from out-of-service plant; removal of all mechanical equipment from out-of-service facilities; vegetation and debris clearing; and all other demolition as required.
- 7. SBR Chamber Construction (3 Units)** Complete construction of three (3) Sequencing Batch Reactor chambers including:
 - Foundation soils preparation and testing
 - Formwork and concrete placement (approximately 1,636 CY per chamber)
 - Handrails, stairs, and safety systems
 - SBR equipment procurement, delivery, storage, and installation
 - Yard piping, equalization pumps, and all associated electrical systems and controls
- 8. Repairs and Improvements to Existing Structures** Including but not limited to:
 - Interior wall repairs to tanks designated for reuse as flow equalization and grit chambers
 - Reconstruction of damaged walkways
 - Exterior concrete repairs to in-service plant
 - Exterior repainting
 - Installation of backup surge tank blowers and replacement blower manifold, air header piping, and blower motors
 - Installation of new hydrostatic screen atop existing grit chamber roof slab, including platform, stairs, and piping
 - New air headers in original plant
 - Piping modifications for surge pumps
- 9. RIBS Installation** Consolidation and expansion of existing rapid infiltration basins into two (2) expanded and reconstructed rapid infiltration basins, including all associated earthwork, piping, and infrastructure.

10. Valves and Appurtenances

- 8" Plug Valve (1 EA)
- 20" Plug Valves, Labor (9 EA)
- ARV Assemblies — Force Main (6 EA)
- ARV Assemblies — Water Main (4 EA)

11. Force Main Work

- Remove existing force main (135 LF)
- Grout and abandon existing force main (6,247 LF)

12. Water Main Work

- Install new 16" PVC water main (305 LF)
- Install 16" HDPE water main by directional drilling (4,745 LF)
- Cut and connect to existing 16" water main (1 EA)
- 16" Linestop (1 EA)
- 16" Tapping sleeve and valve (1 EA)
- 16" Gate valves — labor (7 EA) and materials (7 EA)
- Grout and abandon existing water main (4,795 LF)

13. Unsuitable Materials Removal & Replacement Excavation and disposal of unsuitable soils and replacement with suitable fill material (25 CY minimum; additional quantities by change order if warranted).

14. Permit Condition Contingency Allowance for unanticipated permit conditions imposed by regulatory authorities, including FDEP and Polk County.

15. General Compliance All work shall comply with governing federal, state, and local regulations, FDEP requirements, applicable Florida Building Code provisions, and Owner-approved design documents and specifications.

⚠ IMPORTANT NOTICE REGARDING PROPOSAL VALIDITY: *This Agreement and all pricing contained herein are valid for a period of sixty (60) calendar days from the date of Contractor's execution. After sixty (60) days, all pricing shall be null and void and must be requoted to reflect current labor rates, material costs, and market conditions. Please refer to Article 3 for full details.*

This Construction Agreement and Exhibit A represent the complete and binding understanding between NC Real Estate Projects, LLC and AMC Construction & Utilities for the Grenelefe Utility Improvement Project.

*Prepared by: AMC Construction & Utilities | P.O. Box 426, Dundee, FL 33838
| Miguel Contreras, Owner*

Jason Chambers
Tri Sure Corp
P.O. Box 653
Auburndale, FL 33823
(863)557-9483

April 3, 2026

Scott House
Manager
NC Real Estate Projects, LLC
PO Box 1447
Haines City, FL 33845
scott@roninassets.com

Mr. House:

Thank you for the opportunity to bid on the improvement project for the Grenelefe Utility. Please review the following proposed Construction Agreement

If I can answer any questions for you call me at: (863)557-9483.

Thank you.

Sincerely

Jason Chambers

Jason Chambers
Tri Sure Corp

CONSTRUCTION AGREEMENT

NC Real Estate Projects, LLC dba "Grenelefe Utility"

Grenelefe Utility Improvement Project
4501 Abbey Court, Haines City, Florida 33844

THIS AGREEMENT is made and entered into as of the ____ day of _____ 2026, by and between **NC Real Estate Projects, LLC**, a Florida limited liability company (the "Owner"), and **Tri-Sure Corp.**, a Florida corporation, P.O. Box 653, Auburndale, FL 33823 (the "Contractor").

RECITALS

WHEREAS, the Owner intends to construct certain utility and site improvements known as the *Grenelefe Utility Improvement Project* on property located at 4501 Abbey Court, Haines City, Florida; and

WHEREAS, the Contractor represents that it is duly licensed and able to perform such work, and the Owner desires to engage the Contractor for such construction under the terms set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants herein and other good and valuable consideration, the parties agree as follows:

ARTICLE 1 – THE WORK

1.1 The Contractor shall furnish all labor, supervision, materials, equipment, and services necessary to complete the *Grenelefe Utility Improvement Project* as described in **Exhibit A (Scope of Work)** and depicted in Owner-approved plans and specifications.

1.2 All work shall comply with applicable laws, codes, and industry standards.

ARTICLE 2 – CONTRACT SUM AND PAYMENT

2.1 The Owner shall pay the Contractor the stipulated sum of **Nineteen Million Three Hundred Forty-Five Thousand Eight Hundred Eighty-One Dollars (\$19,345,881)** (“Contract Sum”), subject to additions and deductions by approved change order.

2.2 Contractor shall submit monthly applications for payment per **AIA G702/G703** forms. Payments will be made within thirty (30) days of Owner approval.

2.3 Owner may withhold retainage of 20% until Substantial Completion.

2.4 Final payment shall be made upon Owner’s written acceptance, delivery of close-out documents, and full lien releases.

ARTICLE 3 – CONTRACT TIME

- **Date of Commencement:** May 1 2026
- **Date of Substantial Completion:** December 31 2026
- **Final Completion:** Within 45 days thereafter

Time is of the essence. Extensions shall only be allowed by written change order.

ARTICLE 4 – CHANGES IN THE WORK

4.1 Owner may order changes by written change order. Adjustments to Contract Sum or Time shall be mutually agreed and signed by both parties.

4.2 Contractor must submit claims for additional cost or time within ten (10) days of the event giving rise to such claim.

ARTICLE 5 – INSURANCE AND INDEMNITY

5.1 Contractor shall secure and maintain:

- Workers’ Compensation — statutory limits;
- General Liability — \$1,000,000 each occurrence /\ \$2,000,000 aggregate;
- Auto Liability — \$1,000,000 combined limit;
- Builder’s Risk Insurance covering full project value.

5.2 Certificates of insurance must be delivered before work begins.

5.3 Contractor shall indemnify, defend, and hold harmless Owner, its members, and agents from any claims, damages, or losses arising out of performance of the Work, except to the extent caused by Owner's sole negligence.

ARTICLE 6 – PERFORMANCE AND PAYMENT BONDS

Contractor shall provide Performance and Payment Bonds equal to the Contract Sum (**\$225,000 included**) issued by a surety licensed in Florida and acceptable to the Owner.

ARTICLE 7 – PERMITS AND TAXES

Contractor shall obtain and pay for all permits, licenses, and taxes required for performing the Work.

ARTICLE 8 – TERMINATION

- **By Owner:** If Contractor fails to perform or breaches any obligation, Owner may terminate with seven (7) days' written notice, complete the Work, and offset completion costs against any unpaid balance.
 - **By Contractor:** If Owner fails to pay undisputed amounts within thirty (30) days after written notice, Contractor may suspend work or terminate this Agreement.
-

ARTICLE 9 – DISPUTE RESOLUTION

All disputes shall be resolved first by good-faith negotiation, then by mediation in **Polk County, Florida**, and if still unresolved, by litigation in the **Circuit Court of Polk County, Florida**.

Each party waives the right to trial by jury.

ARTICLE 10 – MISCELLANEOUS

10.1 This Agreement represents the entire understanding between the parties.

10.2 Amendments must be written and signed by both parties.

10.3 Florida law governs this Agreement.

10.4 Official notices shall be delivered in writing to the addresses above.

SIGNATURES

OWNER

NC Real Estate Projects, LLC

By: _____

Frederick Scott House, Manager

Date: _____

CONTRACTOR

Tri-Sure Corp.

By: _____

Jason Chambers, Authorized Representative

Date: _____

EXHIBIT A – SCOPE OF WORK

1. Mobilization and temporary facilities.
2. Bonds, permits, and testing.
3. Site work, demolition, and restoration.
4. SBR Chamber construction (three units) with concrete, handrails, stairs, electrical systems, yard piping, equalization pumps, and related equipment.
5. Repairs and improvements to existing structures (concrete repairs, painting, surge blowers, screens, platforms, stairs, piping).
6. RIBS installation.
7. Furnish and install plug valves, line stops, tapping sleeves, gate valves, and air-release assemblies.
8. Remove or abandon existing force and water mains.
9. Install new 16" PVC and HDPE mains (by directional drilling).
10. Unsuitable-materials removal and replacement.
11. Permit-condition contingency.

Work shall comply with all governing regulations and Owner-approved design documents.

Item #	Description	Unit	Qty	Unit Price	Total USD
1	Mobilization	LS	1	530,000	530,000
2	Performance & Payment Bonds	LS	1	225,000	225,000
3	General Site Work & Restoration	LS	1	250,000	250,000
4	Locates, Survey Layout & Record Drawings	LS	1	75,000	75,000
5	Construction Testing	LS	1	25,000	25,000
6	Demolition and Site Preparation	LS	1	250,000	250,000
7	SBR Construction of Chambers	EA	3	4,000,000	12,000,000
9	Repairs to Existing Structures	LS	1	995,000	995,000
10	RIBS Installation	LS	1	2,750,000	2,750,000
11	8" Plug Valve	EA	1	4,500	4,500
12	20" Plug Valve (Labor)	EA	9	7,000	63,000
13	ARV Assembly	EA	6	10,000	60,000
14	Remove Existing Force Main	LF	135	200	27,000
15	Grout and Abandon Existing Force Main	LF	6,247	18	112,446
16	Install 16" PVC Water Main	LF	305	300	91,500

Item #	Description	Unit	Qty	Unit Price	Total USD
17	16" HDPE Water Main (Dir. Drill)	LF	4,745	252	1,195,740
18	Cut & Connect to Existing 16" WM	EA	1	20,000	20,000
19	16" Linestop	EA	1	40,000	40,000
20	16" Tapping Sleeve & Valve	EA	1	25,000	25,000
21	16" Gate Valve (Labor)	EA	7	7,000	49,000
22	16" Gate Valve (Materials)	EA	7	6,000	42,000
23	ARV Assembly	EA	4	10,000	40,000
24	Grout and Abandon Existing Water Main	LF	4,795	21	100,695
25	Unsuitable Materials Removal & Replacement	CY	25	1,000	25,000
26	Permit Condition Contingency	LS	1	350,000	350,000
	TOTAL PROJECT VALUE				\$19,345,881

EXHIBIT D

Detailed Accounting Schedules

NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY

Wastewater Limited Proceeding application

Accounting Information

June 2026

NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY
Wastewater Limited Proceeding application

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NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY
Wastewater Limited Proceeding
Schedule of Present and Proposed Rates

Schedule 1
Docket No.:

Line No.	Account Description and Service Type	Present Rates	Proposed Increase	Proposed Rates
1	Residential Service Base Facility Charge			
2	All meter sizes	\$26.69	\$127.97	\$154.66
3				
4	Residential Gallonage Charge per 1,000 gallons (8,000 gallon cap)	8.37	40.13	48.50
5				
6	General Service Base Facility Charge			
7	5/8" x 3/4"	\$26.69	\$127.97	\$154.66
8	3/4"	40.04	191.98	232.02
9	1"	66.73	319.95	386.68
10	1 1/2"	133.45	639.85	773.30
11	2"	213.52	1,023.77	1,237.29
12	3"	427.04	2,047.53	2,474.57
13	4"	667.25	3,199.27	3,866.52
14	6"	1,334.50	6,398.53	7,733.03
15				
16	General Service Gallonage Charge (per 1,000 gallons)	\$10.04	\$48.14	\$58.18

NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY
Wastewater Limited Proceeding
Calculation of Percentage Rate Increase

Schedule 2
Docket No.:

Line No.	Description	Amount	Reference / Computation
1	Calculation of Increase Percentage		
2	Total Proposed Increase	3,155,472	Schedule 3
3	Annualized Revenue	658,116	Schedule 13
4	Percentage Increase in Rates	479.47%	line 2 / line 3

Schedule of Rate Base Increase Components, Rate of Return, and Revenue Requirement

Line No.	Increase in Rate Base and Rate of Return Cost	Cost	Reference
1	Utility Plant in Service	17,707,918	Schedule 4
2	Retirements	(1,945,069)	Schedule 4
3	Accumulated Depreciation	1,497,168	Schedule 4
4	Contributions in Aid of Construction	-	Schedule 4
5	Accumulated Amortization of CIAC	-	Schedule 4
6	Cash Working Capital	52,439	Schedule 4
7	Total Increase in Rate Base	<u>17,312,456</u>	lines (1) through (6)
8			
9	Weighted Cost of Capital	8.93%	Schedule 11
10	Return Required	<u>1,545,903</u>	line (7) * line (9)
11			
12	Increase in Depreciation Expenses Due to UPIS Increase	830,046	Schedule 5
13	Decrease in Depreciation Expense Due to Retirements	(10,627)	Schedule 5
14	Increase in CIAC Amortization	-	Schedule 5
15	Increase in Rate Case Expense	25,525	Schedule 5
16	Increase in Operating Expense	393,987	Schedule 5
17	Increase in Maintenance Expense		Schedule 5
18	Decrease in Salaries Expense		Schedule 5
19	Increase in Taxes Other Than Income (Excluding RAFs)	228,642	Schedule 10
20	Total Increase in Expenses	<u>1,467,573</u>	
21			
22	Total Revenue Increase Before RAF	<u>3,013,476</u>	line (10)+line (20)
23			
24	Multiply by RAF (4.5%)	141,996	Schedule 10
25			
26	Total Revenue Increase Requested	<u>3,155,472</u>	line (22) + line (24)

NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY

Wastewater Limited Proceeding

Rate Base and Rate of Return After Limited Proceeding Rate Increase

Schedule 4

Docket No.:

Line No.	Description	12/31/2025 Balance	Adj to 2025 Balance	Limited Proceeding Considerations	Balance After LP Considerations	Reference
1	Utility Plant in Service	3,259,430		17,645,707	20,905,137	Schedule 6
2	Utility Plant in Service (Reclass)	-		-	-	See note below
3	Land	-	-	-	-	
4	Retirements	-	-	(1,945,069)	(1,945,069)	Schedule 7
5	Subtotal: Utility Plant in Service	3,259,430	-	15,700,638	18,960,068	
6						
7	Accumulated Depreciation	(2,964,199)		1,497,168	(1,467,031)	Schedules 7 and 9
8	Accumulated Depreciation (Reclass)	-		-	-	See note below
9	Contributions in Aid of Construction (CIAC)	(1,051,361)	-	-	(1,051,361)	Schedule 8
10	Advances for Construction	-	-	-	-	
11	Accumulated Amortization of CIAC	793,913	-	-	793,913	Schedule 9
12	Working Capital Allowance	102,670	-	52,439	155,109	Schedule 14
13	Rate Base	140,453	-	17,250,245	17,390,698	
14						
15	Operating Income	(329,628)	-	1,545,903	1,216,275	Schedule 5
16						
17	Rate of Return	-234.69%		8.96%	6.99%	line (15) / line (13)

NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY
Wastewater Limited Proceeding
Statement of Operations After Limited Proceeding Rate Increase

Schedule 5
Docket No.:

Line No.	Description	12/31/2025 Balance	Adj to 2025 Balance	Limited Proceeding Considerations	Balance After LP Considerations	Reference
1	Operating Revenue (from Consumption)	\$ 545,783	\$ 112,333	\$ 3,155,472	\$ 3,813,588	(A)
2	Operating Revenue (from Miscellaneous Charges and Accruals)	-	-	-	-	
3						
4	Operating Expenses					
5	Operation and Maintenance	821,363	-	419,512	1,240,875	(D) (E)
6	Depreciation	25,427	-	819,419	844,846	(B)
7	Amortization		-	-	-	(C)
8	Taxes Other Than Income	28,621	-	370,638	399,259	(F)
9	Income Taxes	-	-	-	-	
10	Operating Income	<u>(329,628)</u>	<u>-</u>	<u>1,545,903</u>	<u>1,216,275</u>	lines (3) through (8)
11						
12	Adjustments					
13	(A) Operating Revenue (from Consumption)					
14	Limited Proceeding Revenue Increase				3,155,472	Schedule 3
15	Increase in Annualized Revenue				<u>112,333</u>	Schedule 13
16	Total				<u>3,267,805</u>	
17	(B) Depreciation Expense					
18	Increase in Depreciation Expense for New Plant				830,046	Schedule 9
19	Decrease in Depreciation Expense for Retired Plant				<u>(10,627)</u>	Schedule 7
20	Total				<u>819,419</u>	
21	(C) Amortization Expense					
22	Increase in Amortization Expense of CIAC				-	Schedule 9
23	Total				<u>-</u>	
24	(D) Rate Case Expense					
25	Increase in Amortization Expense of Rate Case Expense				<u>25,525</u>	Schedule 12
26	Total				<u>25,525</u>	
27	(E) Proforma Operating Expenses - New WWTP (Note 1)					
28	711 Sludge Removal				59,745	Engineer Estimate of quantity & current unit costs
29	715 Power Purchased				43,307	
30	718 Chemicals				<u>290,935</u>	
31	Total				<u>393,987</u>	
32	(F) Taxes Other Than Income					
33	Increase in Property Taxes				223,587	Schedule 10
34	Increase in Regulatory Assessment Fees for Annualized Revenue				5,055	Schedule 10
35	Increase in Regulatory Assessment Fees for Limited Proceeding Increase				<u>141,996</u>	Schedule 3
36	Total				<u>370,638</u>	
37						
38	Note (1)	2025	New WWTP cost	Additional	EXPLANATION	
39	711 Sludge Removal	40,791	100,536	59,745	1252gls * 365*\$.22	
40	715 Power Purchased (TY)	43,266			TY: 314745kwh*\$.1375 (incl tax)	
41	715 Power Purchased (new WWTP)		86,573	43,307	(1726kwh*365*\$.1375 (incl tax)	
42	718 Chemicals	12,011	302,946	290,935	Micro C @ \$16.95/g, Alum @ \$15.14/g, Sodium Hydroxide @ \$3.40/g, + Sodium Hypochlorite @\$3.91	
43						
44	Total	96,068	490,055	393,987		

NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY
Wastewater Limited Proceeding
Schedule of Plant Increases - Primary Account and Vendor

Schedule 6
Docket No.:

Line No.	Description / Detail	Cost	Project / Vendor	Description	Retirements
1	PROFORMA ADDITIONS				
2	354 Structures & Improvements - Treatment	8,966,201	Marolf Env LLC	SBR construction	(92,590)
3	354 Structures & Improvements - RIBs	1,908,412	Marolf Env LLC	Rapid Infiltration Basins	
4	371 Pumping Equipment - Treatment	476,785	Marolf Env LLC	Flow equalization pumps	(126,476)
5	380 Treatment & Disposal Equipment'	5,443,664	Marolf Env LLC	WWTP	(1,679,103)
6	382 Outfall Lines	850,645	Marolf Env LLC	Piping for RIBs	(46,900)
7					
8	Total additions	<u>\$ 17,645,707</u>			<u>\$ (1,945,069)</u>
9	(Includes 10% for Overheads over contract price with Marolf)				
10					
11	Capital Additions to date 2026				
12	371 Pumping Equipment				
13	3/16/2026	15,985		Pump Replacement	
14	1/7/2026	4,415	C&W Equipment Repair	Rebuild Pump	
15	3/2/2026	3,580	& Maintenance	Rebuild Pump	
16	371 Pumping Equipment Treatment	35,737	Southeast Pump Inc.	New Pump to complete headworks	
17	396 Communications Equipment	2,494	Cable Cardan Comm.	Monitoring cameras	
18					
19		<u>\$ 62,211</u>			
20	Total 2026 additions				
21					
22	Total Proforma Additions	<u>\$ 17,707,918</u>			

NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY
Wastewater Limited Proceeding
Schedule of Retirements by Primary Plant Account

Schedule 7
Docket No.:

Line No.	NARUC A/C	Description	Retirement	Depreciation Rate	Depreciation Expense (per books)
1	354	Structures and Improvements - Treatment	(92,590)	3.70%	(2,898)
2	371	Pumping Equipment - Treatment	(126,476)	6.67%	(7,032)
3	380	Treatment & Disposal Equipment	(1,679,103)	6.67%	(697)
4	382	Outfall Lines	(46,900)	3.33%	-
5					
6	Total		<u>(1,945,069)</u>		<u>(10,627)</u>

Line No.	Detail	Description	Retirement
7	108.354	A/D Structures and Improvements - Treatment	95,488
8	108.371	A/D Pumping Equipment - Treatment	216,549
9	108.380	A/D Treatment & Disposal Equipment	1,553,256
10	108.382	A/D Outfall Lines	46,900
11		Total Retirement	<u>1,912,193</u>

NOTE: Source - 2025 Annual Report

NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY
Wastewater Limited Proceeding
Schedule of Depreciation Expense & Accumulated Depreciation

Schedule 9
Docket No.:

Line No.	NARUC	Description	Completed / Est. Date	UPIS	Depreciation Rate (Class C)	Annual Expense	Accumulated Depreciation
1	354.4	Structures & Improvements - Treatment	Dec 2027	8,966,201	3.70%	332,082	(166,041)
2	354.5	Structures & Improvements - RIBs	Dec 2027	1,908,412	3.70%	70,682	(35,341)
3	371.4	Pumping Equipment	Dec 2027	476,785	6.67%	31,786	(15,893)
4	371.4	Pumping Equipment	Complete	59,717	6.67%	3,981	(1,991)
5	380.4	Treatment & Disposal Equipment	Dec 2027	5,443,664	6.67%	362,911	(181,456)
6	382.4	Piping RIBs	Dec 2027	850,645	3.33%	28,355	(14,178)
7	396.7	Security Cameras	Complete	2,494	10.00%	249	(125)
8	Total			<u>17,707,918</u>		<u>830,046</u>	<u>(415,025)</u>
9							
10	Composite Depreciation Rate - Proforma					<u>4.687%</u>	
11							
12	Per books 12/31/2025			3,259,430		37,763	
13							
14	Less Retirements			(1,912,193)		(10,627)	
15							
16	Total for composite Rate			19,055,155		857,182	
17							
18	Composite Depreciation Rate					<u>4.498%</u>	

NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY
Wastewater Limited Proceeding
Schedule of Increases in Taxes Other Than Income

Schedule 10
Docket No.:

Line No.	Description	Net Increase	Reference
1	408.10 Regulatory Assessment Fee (RAF)		
2	Annualized Revenue for the 12 Months Ended 12/31/2025	658,116	Schedule 13
3	Historic Revenue at 12/31/2025	545,783	Schedule 5
4			
5	Net Increase in Annualized Revenue	112,333	line 2 - line 3
6			
7	RAF	4.50%	Per PSC
8			
9	Increase in RAF (Fee is 4.5%)	<u>5,055</u>	line 5 * line 7
10			
11	Limited Proceeding Increase Before RAFs	3,013,476	Schedule 3
12			
13	RAF	4.50%	Per PSC
14			
15	Increase in RAF (Fee is 4.5%)	<u>141,996</u>	line 11 / (1- line 13) - line 11
16			
17	402.11 Property Taxes		
18	Increased Utility Plant in Service (UPIS) Requested	17,645,707	Schedule 6
19	Retirements	(1,945,069)	Schedule 7
20	Accumulated Depreciation	<u>1,530,044</u>	Schedule 7 & 9
21			
22	Net Taxable Increase	17,230,682	lines 18 through 20
23			
24	Polk County Millage Rate	0.0129761	Per County
25			
26	Net Increase in Property Taxes	<u>223,587</u>	line 22 * line 224

NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY
Wastewater Limited Proceeding
Schedule of Capital Structure and Weighted Cost of Capital

Schedule 11
Docket No.:

		(a)	(b)	(c)
Line No.	Description	12/31/2025	Interest Rate	Capital Structure
Common Shareholders Equity				
1	Paid-in-Capital	774,107	10.51%	24.80%
2	Proprietary Capital	(1,268,443)		0.00%
3	Retained Earnings	(1,613,269)		0.00%
4	Total Common Shareholders Equity	(2,107,605)		24.80%
Long-Term Debt				
5	Advances from Associated Companies	2,188,022	8.52%	70.11%
6	Other Long-Term Debt	149,259	8.52%	4.78%
7	Customer Deposits	9,426	2.00%	0.30%
8	Total Long-Term Debt	2,346,707		75.20%
9	Capitalization	239,102		
Overall Cost of Capital		Ratio	Cost	Weighted Cost
10	Long-Term Debt	75.20%	8.49%	6.39%
11	Common Equity	24.80%	10.25%	2.54%
12	Total Capital	100.00%		8.93%

Per leverage formula: Order No.PSC-2026-0223-PAA-WS, issued June 22, 2026

NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY
Wastewater Limited Proceeding
Schedule of Rate Case Expense

Schedule 12
Docket No.:

Line No.	Firm	Person	Hourly Rate / Person	Hours	Total	Description
1	Public Service Commission				2,000	Filing Fee
2	Sundstrom Law Firm	F. Marshall Deterding	450.00	140	63,000	Legal
3	Milian, Swain & Associates, Inc.	Deborah Swain	300.00	80	24,000	Accounting/financial
4	Milian, Swain & Associates, Inc.	Cynthia Yapp	200.00	8	1,600	Accounting/financial
5	Milian, Swain & Associates, Inc.	Adam Swain	125.00	8	1,000	Accounting/financial
6	Gary Morse, Consultant	Gary Morse	150.00	40	6,000	Accounting/financial
7	NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY				1,500	Customer Notices, Postage
8	NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY				1,000	Customer Notices, Stock
9	NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY				1,000	Travel, Airfare
10	NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY				400	Travel, Hotel
11	NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY				300	Travel, Auto
12	NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY				300	Travel, Meals
13					<u>102,100</u>	
14						
15				4-Year Amortization	<u>25,525</u>	line 13 / 4

Schedule of Annualized Revenues and Revenues at Proposed Rates

Line No.	Wastewater Account Description & Service Type	No. of Bills / Gallons	Current Rates	Annualized Revenues	Proposed Rates	Revenues at Proposed Rates
1	Residential Service Base Facility Charge					
2	All Meter Sizes	12,928	\$ 26.69	\$ 345,048	\$ 154.66	\$ 1,999,453
3	Residential Gallonage Charge (per 1,000 gallons, max 8,000 gallons)	29,729,750	8.37	248,838	48.50	1,441,943
4						
5	General Service Base Facility Charge					
6	5/8" x 3/4"	1,192	\$ 26.69	\$ 31,814	\$ 154.66	184,356
7	3/4"		40.04		232.02	
8	1"		66.73		386.68	-
9	1 1/2"	56	133.45	7,473	773.30	43,305
10	2"	33	213.52	7,046	1,237.29	40,830
11	3"		427.04		2,474.57	
12	4"		667.25		3,866.52	-
13	6"		1,334.50		7,733.03	
14						
15	General Gallonage Charge (per 1,000 gallons)	1,782,580	\$ 10.04	<u>\$ 17,897</u>	58.18	<u>103,708</u>
16						
17	Total Annualized Revenue			<u>\$ 658,116</u>		<u>\$ 3,813,595</u>

NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY
Wastewater Limited Proceeding
Schedule of Increase in Cash Working Capital

Schedule 14
Docket No.:

Line No.	Description	Amount	Reference
1	Increase in O&M Due to Rate Case Expense	25,525	Schedule 12
2	Increase in O&M Due to Operating Expenses	393,987	Schedule 5
3	Total	419,512	
4			
5	1/8 of Total Increase	52,439	line 3 / 8

NC REAL ESTATE PROJECTS, LLC D/B/A GRENELEFE UTILITY
Wastewater Limited Proceeding
Calculation of Service Availability Charge - Wastewater

Schedule 15
Docket No.:

Line No.	Description	Total
1	Gross Book Value	\$ 18,960,068
2	Land	\$ -
3	Depreciable Plant	\$ 18,960,068
4	Accumulated Depreciation to Date	\$ 1,455,442
5	Accumulated Depreciation at Design Capacity	\$ 4,867,060
6	Net Plant at Design Capacity (includes land)	\$ 14,093,007
7	Transmission & Distribution / Collection Lines	\$ 815,899
8	Minimum Level of C.I.A.C.	4.30%
9	C.I.A.C. to Date	\$ 1,051,361
10	Accumulated Amortization of C.I.A.C. to Date	\$ 756,131
11	Accumulated Amortization of C.I.A.C. at Design Capacity	\$ 945,310
12	Future Customers (ERC) to be Connected	809
12a	Future Customers (ERC) to be Connected - Mains	809
13	Composite Depreciation Rate	4.498%
14	Number of Years to Design Capacity	4
15	Existing Service Availability Charge Per ERC	\$ 1,138.00
16	Level of C.I.A.C. at Design Capacity	11.29%
17	Requested Service Availability Charge Per ERC	\$ 14,242.00
18	Level of C.I.A.C. at Design Capacity	75.00%
19	Minimum Service Availability Charge Per ERC	\$ 681.00
20	Level of C.I.A.C. at Design Capacity	4.30%
21	Maximum Service Availability Charge Per ERC	\$ 14,242.00
22	Level of C.I.A.C. at Design Capacity	75.00%
23	Requested Service Availability Charge Per ERC	\$ 14,242.00
24	Requested Service Availability Charge Gallon Per Day	\$ 59.10
25	Gallons Per Day Per ERC: 241	

NC Real Estate Projects, LLC

dba Grenelefe Utility

Estimates of New Facility Costs at Flows of .175 mgd

Proforma Expenses Support

Description	Daily Amounts	Monthl # of Units	Cost Per Unit	Total Payment	Annualized	Category Total	Support
Sludge Hauling Expense	1252	38082	\$0.22	\$8,377.97	\$100,535.60	\$100,536	# 1 Contract
Chemicals							
Glycerin or Micro C Carbon Supplement	33	1004	\$16.95	\$17,009.00	\$204,108.00		# 2 Carbon - screen print
Alum for Phosphorus Reduction	13	395	\$15.14	\$5,986.90	\$71,842.75		# 3 Aluminum sulfate screen print
Soda Ash or Sodium Hydroxide (Chlorine)	9	274	\$9.27	\$2,536.37	\$30,436.42		# 4 Estimate AD Bleach
Sodium Hypochlorite	11	335	\$3.44	\$1,150.97	\$13,811.60	\$320,199	# 5 Current Invoice AD Bleach
	66						
Electricity	Kw/ hrs per day						
Surge Pumps (2 units.7.5 HP,KW 11.2/hr, 18 hrs/day)	36	1095	\$0.14	\$150.56	\$1,806.75		# 6 Spreadsheet of TY cost
Blowers ((Grit Chambers and FEQ) (1 unit, 20HP,KW 14.9/hr, 24 hrs/day)	358	10889	\$0.14	\$1,497.26	\$17,967.13		
SBR: Blower (3 units, 25 HP, 55.9 KW/hr, 16 Hrs /day)	522	15878	\$0.14	\$2,183.16	\$26,197.88		
Motive Pumpa (3 Units, 15 HP, 33.6 KW/hr, 18 Hrs/day)	425	12927	\$0.14	\$1,777.47	\$21,329.69		
Sludge Digesters (Imr aeration)(3 units, 10HP, 22.4Kw/hr, 18 Hrs/day)	268	8152	\$0.14	\$1,120.85	\$13,450.25		
Other	116	3528	\$0.14	\$485.15	\$5,821.75	\$86,573	
	1725	52468.75					

A-1 QUALITY SERVICES, INC.**750 ARIANA AVE.****AUBURNDALE, FL 33823****AGREEMENT FOR TRANSPORTATION AND DISPOSAL OF BIOSOLIDS**

This agreement by and between A-1 Quality Services, Inc. hereafter referred to as A-1, whose business address is 750 Ariana Avenue, Auburndale, Florida 33823 and _____ herein referred to as Client, whose address is _____ for the transportation and disposal of biosolids generated by client's treatment facility in accordance with the Laws and Rules of the State of Florida. Whereas A-1 is permitted by the State of Florida under D.E.P. Permit # FLA-016228 to expire on March 17, 2026 in compliance with the State of Florida regulations outlined in chapter 62-640(Florida Administrative Code).

The quality of biosolids being transported for disposal is: B.

The quantity of biosolids being transported is estimated to be 5,600 Gallons.

It is agreed that A-1 will transport and dispose of biosolids from Client's treatment facility. A-1 agrees to be responsible for the biosolids during transportation. Client also warrants that all biosolids generated at the treatment facility are derived from domestic sewage and do not contain any hazardous, toxic, or radioactive waste or substances as defined by applicable federal, state, and local laws or restrictions.

It is agreed and understood by both parties hereto that the rate of \$0.22 per gallon will be for the transportation and disposal of biosolids. The term of this agreement shall be for one (1) year from the effective date of service. This agreement shall be binding on the parties and their successors and assigns. In witness whereof, the parties have caused these presents to be executed this _____ day of _____.

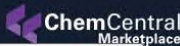
If not paid by the terms of Net 15 days you agree to pay any lien charges, court costs, attorney fees and interest. By my signature below, I personally and individually guarantee payment of this account.

Frederick Scott House

Client
Jason Cox, Controller

Alita Burnett
A-1 Quality Services, Inc
October 23, 2025

Witness


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MicroC 2000 - Technical Grade - 55 Gallon Drum

Product No. 16148603

Package Type Drum

The MicroC 2000® series is from EOSI. The glycerin-based products are the most cost-effective non-hazardous carbon sources on the market. MicroC® 2000 series products are widely used in denitrification, Enhanced Biological Phosphorus Removal (EBPR), and Biochemical Oxygen Demand (BOD) addition applications. A non-hazardous glycerin-based carbon source, MicroC® 2000 supports both denitrification and biological phosphorus removal with superior kinetics. MicroC® 2000 has a very high COD value (1,100,000 mg COD/L) and is the lowest cost, non-hazardous product on a \$/lb COD basis available in the market.

\$932.59

Buy 1 for \$932.59 each

Buy 2 for \$921.40 each

Buy 3 for \$913.95 each

Buy 4-5 for \$895.31 each

Buy 6-15 for \$887.86 each

Buy 16+ for \$865.49 each

Sold by [Univar Solutions](#)

 In stock

Qty:

Documents



Aluminum Sulfate – Liquid



(3 customer reviews)

\$28.31 – \$2,271.14

- 📦 * FREE SHIPPING AND NO HAZMAT FEES on orders over \$25 – Our premium packaging and top-tier freight carriers ensure your product arrives undamaged and ready to use.
- High Purity Aluminum Sulfate 50%
- CAS# 10043-01-3.
- Various packaged sizes (Quart- 220 Gallons) for both small and big projects.
- Packaged domestically in the United States. 🇺🇸
- Want LTL or Truckload quantities? Contact us today!
- Shipping large amounts of product via Freight / LTL might require extra fees, especially if your delivery address is limited access or in a remote area. Please contact us ahead of time if you are planning to purchase large amounts of product.

🚚 Order now for express shipping options! Fast delivery at your convenience.

SKU: DIY-ALS-55GAL

Size CLEAR

4 Gallon Pack	5 Gallon	55 Gallons	Gallon
Quart	20 gallons	4x 55-Gallons	

55 Gallons of BULKCHEM's Bulk Aluminum Sulfate

~~\$900.00~~ **\$832.74**

A & D Bleach, Inc.
 1530 NW 25th Dr
 Okeechobee, FL 34972-2045
 8634677700
 elizabeth@adwatersystems.com
 www.adwatersystems.com

ADDRESS

Jason Cox
 Grenelefe Resort Utilities
 Development, L

SHIP TO

Jason Cox
 Grenelefe Resort Utilities
 Development, L

Quote 1003**DATE 06/23/2026**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	704A	Sodium Hydroxide Solution Caustic Soda 50% 55 Gallon Drum	1	476.25	476.25T
SUBTOTAL					476.25
TAX					33.34
TOTAL					\$509.59

Accepted By

Accepted Date

A & D Bleach, Inc.
 1530 NW 25th Dr
 Okeechobee, FL 34972-2045
 8634677700
 elizabeth@adwatersystems.com
 www.adwatersystems.com

BILL TO

Jason Cox
 Grenelefe Resort Utilities
 Development, L

SHIP TO

Jason Cox
 Grenelefe Resort Utilities
 Development, L

INVOICE 4279**DATE** 05/27/2026 **TERMS** Due on receipt**DUE DATE** 05/27/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	702A	Sodium Hypochlorite Solution, 10.5%, pumped	385	2.98	1,147.30T
	999	Delivery Charge	1	55.00	55.00T
	4151	Credit Card Processing Fees	1	38.47	38.47

*
 *
 *
 PRICES SUBJECT TO CHANGE WITHOUT NOTICE.

SUBTOTAL 1,240.77
 TAX 84.16
 TOTAL 1,324.93

Ways to pay**TOTAL DUE \$1,324.93**[View and pay](#)

NC Real Estate Projects, LLC
Grenelefe Utility
2025 Electric Costs - WWTP

Expense Cost Support Exhibit 6

TY 2025	Wastewater Treatment Plant			Total \$	total/kwh	w tax
	910126308064					
	Hours	\$	Tax			
January	22052	2428.92	423.3	2852.22	0.110145112	0.129340649
February	26870	2631.19	461.83	3093.02	0.097922962	0.115110532
March	23222	2778.53	507.7	3286.23	0.119650762	0.141513651
April	23888	2774.41	505.17	3279.58	0.116142415	0.137289853
May	24440	2826.16	514.18	3340.34	0.115636661	0.136675123
June	27546	3160.58	574.77	3735.35	0.114738256	0.13560408
July	29424	3314.48	600.96	3915.44	0.112645459	0.133069603
August	27816	3153.39	576.43	3729.82	0.113366048	0.134089014
September	30552	3404.53	620.85	4025.38	0.111433949	0.131755041
October	16914	3072.05	562.14	3634.19	0.181627646	0.214862836
November	26273	3090.04	568.08	3658.12	0.117612758	0.139234956
December	14308	1695.85	312.17	2008.02	0.118524602	0.140342466
	21440	2182.85	525.68	2708.53	0.101812034	0.12633069
	314745	36512.98	6753.26	43266.24	0.116008134	0.137464424

EXHIBIT E

Analysis and Estimate of New Operating Costs by Consulting Engineer



MCDONALD GROUP INTERNATIONAL, INC.

C.A.-0007580

GEORGE J. McDONALD, P.E.
WATER, WASTEWATER & ENVIRONMENTAL ENGINEERING

9030 S. BRITTANY PATH INVERNESS FLORIDA 34452
(352) 637-1652

E-MAIL: gmcdonald@mcdonaldgroup.com
WEB SITE: www.mcdonaldgroup.com

June 19, 2026

Jason Cox, MBA, MRED
Controller
NC Real Estate Projects, LLC
5147 South Lakeland Drive Unit 2
Lakeland, FL 33813

Subject Grenelefe Water Utilities, Wastewater Treatment Plant;
Analysis Expected Select Operations Costs.

Dear Mr Cox;

In reply to your communication requesting additional information on expected plant operations costs for power, chemicals, and sludge wasting used for the wastewater plant when built out at a capacity of 0.495 MGD, I can offer the comments and opinions of projected usage below. In general, in order to meet Basin Management Action Plan nutrient reduction requirements, there is a significant increase in the amount of equipment installed on the plant using power, and also chemicals required which are not presently used. The process does require regular wasting of excess biomass from the plant to maintain the health of the SBR biomass which increases as flow increases.

Power:

The following motors will be using power part of a typical day: Surge Pumps, Motive Pumps, Sidestream Aeration blowers, Process Blowers, Digester Aeration, Decant Pumps, Filters Backwash Pumps.

Surge

The existing facility did not have flow equalization tankage, equipment or pumps. The SBR process used requires flow equalization. Pumps are 7.5 hp, two of three are required to be running at 0.495 MGD, and they are used to batch fill in sequence the three SBRs. Total running time is 9 hours per day.

SBR Process

The existing facility does not have "motive" pumps which are used to keep the biomass in the SBRs in suspension during much of the operating cycle, especially during the fill, and nitrogen removal phases. There are three such pumps and they run during most of the SBR operating cycle except during the decant and idle/wasting phase. This is projected to be 19 hours per day per pump per reactor, and there are three reactors. Each pump is 15 hp.

The SBRs are aerated with diffused aeration. Three blowers are running to supply the air needed and they are 25 hp each. Running time based on the design batch processing cycle is expected to be about 14 hours total per day per blower.

Post SBR Pumping:

Downstream from the SBR there is a decant flow equalization process (which is not present in the existing plant) When the SBR decants oxidized and denitrified liquid, it is released in a large volume over a short period of time several times per day. The decanted liquid has to be fed at a reduced rate into the plant filters and chlorine contact tank.

There are three decant pumps, two are normally running, these are 2 hp each, and the expected running time per day is 16 hours.

The existing plant has 7 filters. They remain in operation through 0.495 MGD. Each filter has a backwash pump with a 10 Hp pump. Backwashing is expected in sequence once per day each filter. Aggregate running time for 1.2 hours per day.

After passing through the filters, the effluent passes by gravity into the chlorine contact tanks and then must be pumped to be distributed to and within the rapid infiltration basins. There are two alternating pumps, 7.5 hp each, one or the other of which is expected to run 24 hours per day.

Existing Facility

Part of the existing facility which is currently out of service is converted to a grit removal chamber and flow equalization. These facilities need to be aerated. There is an existing pair of 20 hp blowers one of which would normally run up to 24 hours per day now which are associated with uses in the existing in service plant but which are repurposed for this function.

The existing in service aeration tankage is retained for usage for sludge digestion. They are aerated by (3) 10 hp surface aerators. When operated as digesters, they are expected to operate 18 hours per day.

Total power requirements are estimated thereby as follows:

Item	Number Running	Hp	Kw	Hours per day	kwhrs per day
Surge Pumps	2	7.5	11.2	9	101
Blowers Grit Chamber and FEQ	1	20	14.9	24	358
<i>SBRs:</i>					
Blowers	3	25	55.9	14	783
Motive Pumps	3	15	33.6	19	638
Sludge Digesters (former aeration)	3	10	22.4	18	403
Decant Equalization Pumps	2	2	3.0	16.5	49
Filter BW Pumps (7 in sequence daily)	1	10	7.5	1.2	9
Effluent Pumps	1	7.5	5.6	24	134
Alllowance Miscel Lighting, other uses			2	24	48
				Total	2522

Chemical Usage

Chemicals used in this facility are used for disinfection and nutrient control.

For disinfection, sodium hypochlorite is used and is dosed to the chlorine contact tank. The only chemical used in the existing facility is sodium hypochlorite.

For nutrient control, three chemicals are used:

1) An alkalinity supplement, typically soda ash solution. The process of removing total nitrogen occurs in two steps. The first is the oxidation of incoming ammonia and organic to nitrate. This process consumes alkalinity, which in turn reduces process pH. Process modeling indicated a need to put some alkalinity back in the water to ensure the process maintained pH in an acceptable range.

2) A carbon supplement, typically a commercial product called Micro C, although glycerin can also be used. (Methanol at other such facilities has been used in the past but safety considerations in handling warrant either glycerin or MicroC). The second step in reduction of total nitrogen is a denitrification stage in which nitrate is reduced to nitrogen gas. This is a biological process, and the biology which reduces nitrate needs a carbon source for energy. Some of the carbon source needed is in the raw wastewater but additional is required for reduction to the low levels of nitrogen required.

3) Alum solution is used to precipitate and remove phosphorus. The most cost effective way to remove total phosphorus, as required by the BMAP and simplest to implement, is to dose the liquid in the reactors with commercial liquid aluminum sulfate prior to the decant phase.

The chemicals listed above, 1) to 3), are specifically for meeting nutrient reduction requirements required by the Basin Management Action Plan and are not currently used. The daily summary all chemicals needed at 0.495 MGD is listed below:

Chemicals Needed at 0.495 MGD	Daily Usage, gpd
Glycerin or Micro C Carbon Supplement	94
Alum for Phosphorus Reduction	37
Soda Ash or Sodium Hydroxide (Chlorine)	25
Sodium Hypochlorite	32

Sludge Wasting

The SBRs need to maintain the Mixed Liquor Suspended Solids concentration of the sludge in the reactor basins to around 3000 to 3300 mg/L during the aeration and denitrification phases. As an activated sludge process, the MLSS is living biology (the sludge) which grows. To maintain the process at this level, the sludge has to be removed from the process, which is called "wasting".

In the existing plant, sludge wasting is once a day or every few days as the plant operator may assess is needed. In an SBR, a certain amount of wasting occurs with each batch cycle.

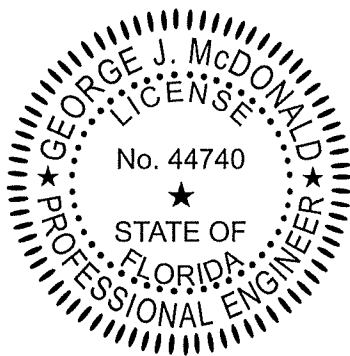
The “wasted” sludge will flow to the currently in service plant aeration tanks, which will be repurposed for sludge holding, digestion and thickening.

Although the sludge is thickened and concentrated more from what comes out of the reactors, the sludge will largely be in liquid form. At 0.495 MGD, it is expected that about 3540 gallons per day on average will need to be removed from the digesters, or about 106,000 gallon per month to be hauled by liquid waste sludge tanker trucks.

Expected Power, Chemical and Sludge Wasting Below 0.495 MGD

The usage of chemicals per gallons of wastewater treated is largely linear. Some of the motors used are also run or not run in direct response to how much flow went through the plant, but not all. Some must be run a certain amount per day, and the run time will increase thereafter with increasing flow. Sludge wasting is expected to be largely linear in response to the flow. The table shown in attachment one illustrates the estimated, projected power, sludge wasting and chemical usage by increasing flow, from 0.175 MGD to 0.495 MGD.

I trust this information is complete and sufficient for your requirements.



Sincerely,
McDONALD GROUP INTERNATIONAL, INC..
George J
McDonald
George J. McDonald, P.E.

Digitally signed by George J McDonald
DN: c=US, o=McDonald Group
International Inc,
dnQualifier=A01410C0000019C105673
27005FAA14, cn=George J McDonald
Date: 2026.06.20 12:12:03 -0400

6/20/2026

Cc Scott House

This item has been digitally signed and sealed by George J McDonald PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

Attachment One
Projected Usage Quantities by Increasing Flow

Flow. MGD	Existing Facility	0.175	0.2	0.25	0.3	0.4	0.495
<i>Chemicals</i>							
Glycerin or Micro C Carbon Supplement, gpd	not used	33	38	47	57	76	94
Alum for Phosphorus Reduction, gpd	not used	13	15	19	22	30	37
Soda Ash or Sodium Hydroxide (Chlorine). Gpd	not used	9	10	13	15	20	25
Sodium Hypochlorite, gpd	used	11	13	16	19	26	32
<i>Sludge Wasting, gpd</i>	existing	1252	1430	1788	2145	2861	3540
<i>Power Usage, kwhr per month</i>							
Surge Pumps	Not used	36	41	51	61	81	101
Blowers Grit Chamber and FEQ	Used, repurposed	358	358	358	358	358	358
<i>SBRs:</i>							0
Blowers	Not used	522	542	583	624	706	783
Motive Pumps	Not used	425	442	475	508	574	638
Sludge Digesters (fmr aeration)	Used, repurposed	268	279	300	321	363	403
Decant Equalization Pumps	Not used	17	20	25	30	40	49
Filter BW Pumps (in sequence daily)	Used	4	4.8	5.5	6.1	7.4	9
Effluent Pumps	Used	47	54	68	81	108	134
Allowance Miscel Lighting, other uses	Used	48	48	48	48	48	48
TOTAL		1726	1789	1913	2037	2286	2522

EXHIBIT F

Discussion and Proposal for Service Availability Charge Methodology

Exhibit F

NC Real Estate Projects. LLC d/b/a Grenelefe Utility Request For Limited Proceeding Change in Rates and Service Availability Charges PSC Docket No 2026 ____-SU Analysis and Proposal for Service Availability Charges

A. Background Of Environmental Requirement

NC Real Estate Projects LLC DBA Greenleaf utility (“Grenelefe” or the “Utility”) is being required by the Florida Department of Environmental Regulation (FDEP) to completely reconstruct its wastewater treatment facilities in order to comply with newly enacted standards for nitrogen and phosphorus removal. This undertaking will impose an extreme burden on the utility and its customers going forward because of the substantial cost of complying with that DEP mandate. The utility will have to invest upwards of \$18 million in wastewater facilities and incur substantial increases in operational labor, sludge hauling, chemicals and electric costs in order to meet the FDEP requirements.

Because this is an environmental mandate from the FDEP, the utility has no choice but to move forward with these expensive changes, and to obtain the rates necessary in order to fund these new costs.

B. The Function of Service Availability Charges

Increased Service Availability Charges are a vital component of the method by which the Utility can obtain reasonable cost funding for these required costs. This is even more true when a utility is required to invest in very large treatment plant improvements after years of operation. But at least as importantly, Increased Service Availability Charges are the only method by which the utility has any hope of giving the rate payers a chance at long-term reductions in the high rates imposed on them by such environmental requirement.

In the long run, Increased Service Availability charges mean lower rates.

Until March of 2026, the Utility had no service availability charges. In March, the PSC established the current service availability charges for this water and wastewater system in the recently completed Staff Assisted Rate Case (SARC). Those current combined charges total \$1,285 for a water and wastewater Equivalent Residential Connection (ERC). That figure is wholly inadequate in light of the new required investment, and only slightly more than 12% of the average charges imposed for a water and wastewater connection by the six closest utilities operating in the vicinity of Grenelefe. (See attached comparison.)

C. The PSC Rule on designing Service Availability Charges

The provisions of Rule 25-30.580, Florida Administrative Code, deal with “Guidelines for Designing Service Availability Policy”. While the rule on its face is not “mandatory”, it does provide guidance for developing the Maximum and the Minimum Of such Connection Charges. Section 1 provides:

The maximum amount of contributions-in-aid-of-construction, net of amortization, should not exceed 75% of the total original cost, net of accumulated depreciation, of the utility’s facilities and plant when the facilities and plant are at their designed capacity.

Throughout its history, the PSC often, if not usually, sets the level of service availability charges at this maximum level. Clearly the intent is for the service availability charges to be set at a level where the utility will recover up to 75% of the cost of required investment in plant through such charges rather than through monthly Service rates.

In the great majority of cases, the PSC is setting service availability charges when a utility is first organized and has no current customers. As such, in those cases, the approved charges are calculated (in simplistic terms) by spreading 75% the total cost of facilities over all of the ERCs to be served at the time the utility reaches design capacity or buildout.

This case presents a very different scenario in that the Utility is being forced to Investment extensive funds in all new facilities to serve roughly 2000 customers at buildout of its service area. Yet it is already serving approximately 1200 or 60% of those customers. As such, only the additional 800 customers, or 40%, who will be connected to reach buildout of the system will be accessed the new service availability charges.

D. Concerns with Staff Interpretation of Rule 25-30.580 FAC

While the Utility cannot know how the Commission and its staff will interpret the facts and rules to establish the appropriate service availability charges going forward, recent events leave the Utility with serious concerns that the Staff will apply an interpretation of the Rule on setting such charges that is detrimental to the Utility, its attempts to finance required “Environmental Compliance Costs”, and to the rate payers in the long run.

In the Utility’s SARC case less than a year ago, the Commission approved Interim Service Availability Charges that were never implemented. Nevertheless, it was apparent that the Commission staff, in calculating those Interim charges, had interpreted the provisions of the above rule to require the Commission to:

- a) Calculate the Maximum Service Availability Charge “as though” ALL customers would pay the Connection fee;
- b) While recognizing that only NEW customers would actually be accessed the approved Connection fee.

Under such an interpretation of the Rule, this utility would only be able to achieve a contribution level of AT MOST 25% at buildout, or when it reaches “design capacity”.

The Utility believe this is not only a misinterpretation of the Rule, but is directly contrary to the Rule’s intent. The rule, on its face, proposes a maximum service availability charge that will allow the Utility to reach 75% contributions when the system is at design capacity. If the above interpretation of the Rule or something similar is applied to these facts, the Utility will fall well short of that contribution level to the detriment of the ratepayers long term.

E. Grenelefe’s Proposal

Grenelefe believes that this case represents a first time that the Commission is being called upon to establish connection charges for a Utility with many existing customers who are required to make a very large investment in “Environmental Compliance Costs” for serving both existing and future customers. As such, it is the Utility’s position that the Commission should:

- (1) Set a Service Availability Charge that will allow the Utility to reach a CIAC level of ***“...75% of the total original cost, net of accumulated depreciation, of the utility’s facilities and plant when the facilities and plant are at their designed capacity”*** as Rule 25-30.580 envisions.
- (2) Set a Service Availability Charge that will allow the Utility to attract debt financing at reasonable terms to comply with the environmental Mandates of the FDEP
- (3) Set a Service Availability Charge at or above the level requested so as to be more in line with other utility service providers in the area.
- (4) Set a Service Availability Charge that will, in the long run put downward pressure on the high rates caused by compliance with FDEP mandates.
- (5) Set a Service Availability Charge that will allow the utility to, as much of as possible, put of the burden of this new investment on New Builders as most Utility’s do.

**Grenelefe Utility
Comparable Connection Fees
June 19, 2026**

	Inside	The	City		Outside	The	City
	Water	Wastewater	Combined		Water	Wastewater	Combined
Polk County	N/A	N/A	N/A		3,038	6,169	9,207
Toho Water Authority	N/A	N/A	N/A		6,650	3,293	9,943
City of Davenport	6,300	5,360	11,660		N/A	N/A	N/A
Town of Dundee	2,408	3,068	5,476		N/A	N/A	N/A
Town of Lake Hamilton	5,650	6,371	12,021		5,650	7,964	13,614
City of Lakeland	3,603	3,672	7,275		4,504	5,072	9,576
City of Auburndale	3,127	3,480	8,607		3,908	6,146	10,055
City of Haines City	4,294	7,096	11,390		4,294	7,096	11,390
Averages	4,230	4,841	9,071		4,674	5,957	10,631

	Water	Wastewater	Combined
Averages nearby	4,674	5,957	10,631
(Outside City)			
Grenelefe Current	147	1,138	1,285
Grenelefe Proposed	147	14,242	14,389

EXHIBIT G

Proof of Publishing and Customer Noticing (late-filed)

EXHIBIT H

Proposed Notice to City and County

SUNDSTROM LAW

ATTORNEYS | COUNSELORS



July __, 2026

Bill Beasley, County Manager
Polk County, Florida
330 West Church Street
Bartow, Florida 33830

Re: NC Real Estate Projects LLC d/b/a Grenelefe Utility

Dear Mr. Beasley,

I am writing this letter in order to comply with the requirements of Florida Administrative Code Rule 25-30.446 (2) whereby the above-referenced utility is required to notify the chief executive officer of the governing body of Polk County that the above utility has applied for a limited proceeding rating increase for its customers, as well as an increase in service availability charges.

The Florida Public Service Commission assigned Docket number is _____ and a copy of the application and minimum filing requirements set forth in Rule 25-30.445, FAC, can be accessed on the Florida Public Service Commission's website.

If you have any questions in this regard, please let me know.

Sincerely,

SUNDSTROM LAW, LLC

F. Marshall Deterding
Of Counsel

FMD/brf

2548 BLAIRSTONE PINES DRIVE
TALLAHASSEE, FLORIDA 32301
(850) 877-6555

EXHIBIT I

Proposed Newspaper Notice

EXHIBIT I
PROPOSED NEWSPAPER NOTICE

_____, 2026
NC Real Estate Projects, LLC d/b/a Grenelefe Utility
Notice of filing for limited proceeding rate and service availability charge increase
in Polk County Florida
PSC Docket Number _____

NC Real Estate Projects, LLC, d/b/a Grenelefe Utility has filed a request with the Florida Public Service Commission for an increase in rates and service availability charges in Docket Number _____. The primary reason for the requested increase in rates and service availability charges is in order for the utility to recover the cost that it is incurring in complying with environmental requirements imposed by the Florida Department of Environmental (FDEP) and the capital improvements necessary to achieve that compliance. The FDEP mandated requirements have been incorporated into the applicable permit and administrative order issued by FDEP in permit number FLAO13016. Compliance with these requirements necessitates a new wastewater treatment facility to be constructed and operated by the utility by sometime in the first quarter of 2027.

The minimum filing requirements and application submitted by the utility are available on the Florida Public Service Commission's website.

The utility's address, telephone numbers, and business hours are as follows: NC Real Estate Projects, LLC d/b/a Grenelefe Utility, 4501 Abbey Court, Haines City, FL 33844. Phone: (863)422-7511. Hours: 8-5 Monday to Friday.

Written comments regarding the utility service or the proposed rates and charges should be addressed to the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0870. Any such comments should be copied to F. Marshall Deterding, 2548 Blainstone Pines Drive, Tallahassee, Florida 32301 and identify the docket number assigned to the proceeding.

EXHIBIT J

Draft Customer Notice

EXHIBIT J
_____, 2026
NC Real Estate Projects, LLC d/b/a Grenelefe Utility
Notice of filing for limited proceeding, rate increase and rate and service availability charge increase
in Polk County Florida
PSC Docket Number _____
Initial Customer Notice

You are being provided this notice in order for the above reference utility to comply with the requirements of the Florida Public Service Commission Rule 25-30.446, Florida Administrative Code.

The NC Real Estate Projects, LLC, d/b/a Grenelefe Utility has filed a request with the Florida Public Service Commission for an increase in rates and service availability charges in Docket Number _____. The primary reason for the requested increase in rates and service availability charges is in order for the utility to recover the cost that it is incurring in complying with environmental requirements imposed by the Florida Department of Environmental (FDEP) and the capital improvements necessary to achieve that compliance. The FDEP mandated requirements have been incorporated into the applicable permit and administrative order issued by FDEP in permit number FLAO13016. Compliance with these requirements necessitates a new wastewater treatment facility to be constructed and operated by the utility by sometime in the first quarter of 2027.

The minimum filing requirements and application submitted by the utility are available on the Florida Public Service Commission's website. Below is a comparison of current rates and charges and the proposed new rates and charges for the utility:

<u>Service Rates – Sewer</u>	Present Rates	Proposed Rates
Residential Service Base Facility Charge		
All Meter Sizes	\$26.69	\$154.66
Residential Gallonage Charge		
per 1,000 gallons (8,000 gallon cap)	8.37	48.50
General Service Base Facility Charge		
5/8" x ¾"	\$26.69	\$ 154.66
¾"	40.04	232.02
1"	66.73	386.68
1 ½"	133.45	773.30
2"	213.52	1,237.29
3"	427.04	2,474.57
4"	667.25	3,866.52
6"	1,334.50	7,733.03
<u>Service Availability Charges – Sewer</u>		
Charge per ERC (residential)	\$1,138	14,242.00

The utility's address, telephone numbers, and business hours are as follows: NC Real Estate Projects, LLC d/b/a Grenelefe Utility, 4501 Abbey Court, Haines City, FL 33844. Phone: (863)422-7511. Hours: 8-5 Monday to Friday.

Written comments regarding the utility service or the proposed rates and charges should be addressed to the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0870. Any such comments should be copied to F. Marshall Deterding, 2548 Blairstone Pines Drive, Tallahassee, Florida 32301 and identify the docket number assigned to the proceeding.

Complaints regarding service may be made to the Commission's Officer of Consumer Assistance and Outreach at the following toll free number 1-800-342-3552.